

Moratorium Workshop #4

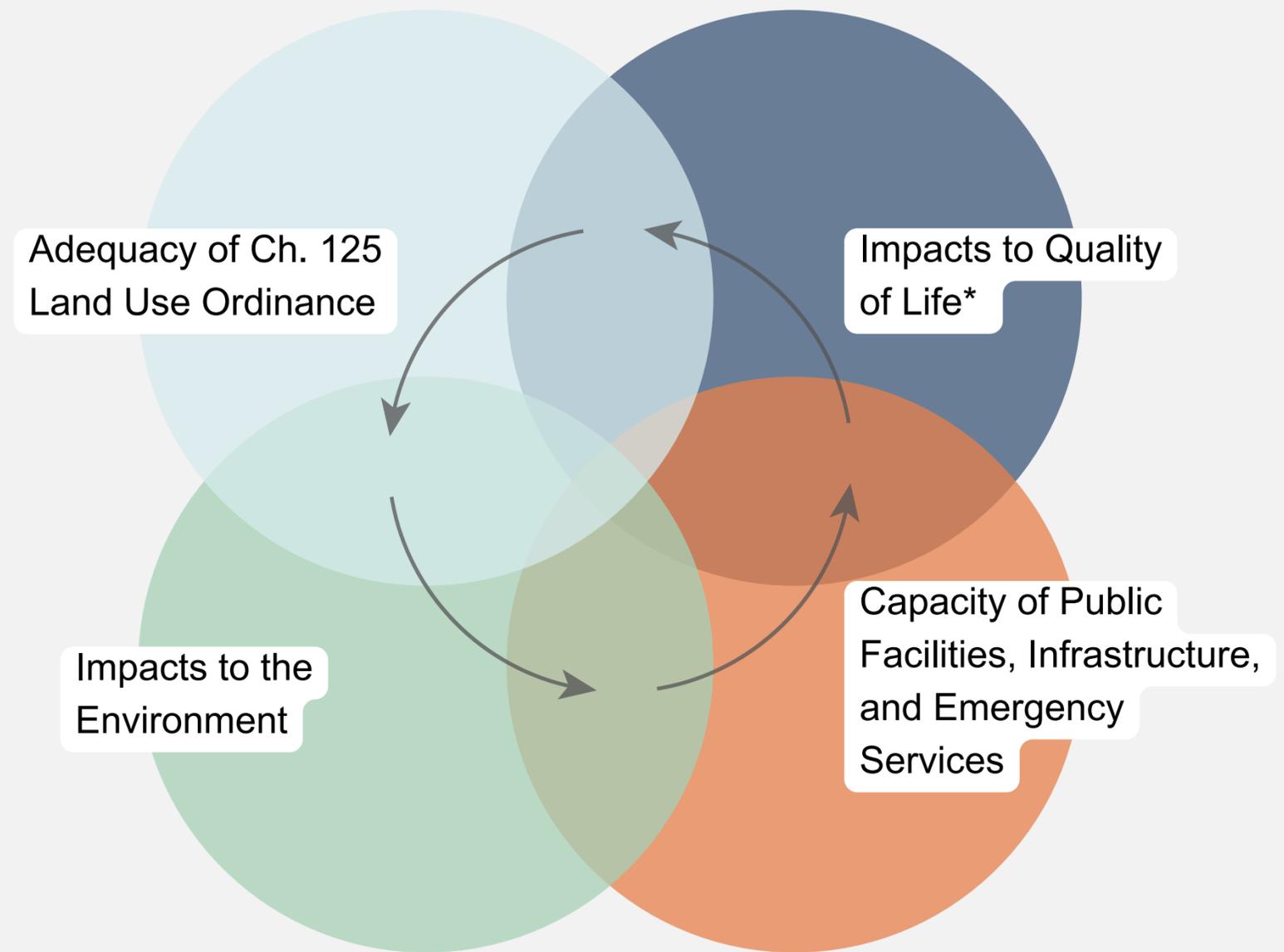
Context & Purpose

Reminder:

The moratorium includes a variety of topics, many of which overlap, and some more broad than others.

Meeting Purpose:

- 1) Provide an overview of collected data and analysis; and
- 2) Identify how collected data relates to factors mentioned in the moratorium language.



Generally refers to availability and accessibility of basic physiological, social, and other needs

ADDRESS THE IMMEDIATE NEEDS OF THE MORATORIUM: MANAGE LODGING USES

GIS maps to show land uses per district and changes through time

Has there been a pattern of conversions from residential uses to other nonresidential uses over the past few years, especially lodging uses? Which districts are primarily residential versus primarily commercial?

GIS maps to show spatial relationships between lodging uses and residential neighborhoods

Are lodging uses in close proximity to primarily residential areas? Which areas could be susceptible to overcrowding via concentration of lodging guest rooms?



Tables and graphs to show land use composition per key neighborhood

What is the land use composition of each key neighborhood and zoning district, and how does that compare to the allowed uses? Are the land use patterns and allowed uses creating the future Town we want based on the Comprehensive Plan?

Tables and graphs to show lodging facility and guest room growth through time

Has the growth rate of lodging facilities increased more now than it has in the past? Are the types of lodging facilities (guest room number) significantly different now than in the past?

GIS maps to show spatial relationships between significant natural resources

Are lodging uses being developed close to sensitive natural resources that could lead to unique downstream effects, especially regarding drinking water quality and quantity?



Created by the Planning Department
02.18.2025
Updated on 04.15.2025

ADDRESS THE IMMEDIATE NEEDS OF THE MORATORIUM: MANAGE LODGING USES

GIS maps to show land uses per district and changes through time

Has there been a pattern of conversions from residential uses to other nonresidential uses over the past few years, especially lodging uses? Which districts are primarily residential versus primarily commercial?

Loss of Housing Units

GIS maps to show spatial relationships between lodging uses and residential neighborhoods

Are lodging uses in close proximity to primarily residential areas could be susceptible to overcrowding via concentrated lodging guest rooms?

Commercial Intrusion

GIS maps to show spatial relationships between significant natural resources

Are lodging uses being developed close to sensitive natural resources that could lead to unique downstream effects, especially regarding drinking water quality and quantity?

Environmental Impact

Tables and graphs to show land use composition per key neighborhood

What is the land use composition of each key neighborhood and zoning district, and how does that compare to residential uses? Are the land use patterns and allowed uses creating the future Town we want based on the Comprehensive Plan?

SUMMARY

Tables and graphs to show lodging facility and guest room growth through time

Has the growth rate of lodging facilities increased more now than it has in the past? Are the types of lodging facilities (guest room number) significantly different now than in the past?

Lodging Growth



Created by the Planning Department
02.18.2025
Updated on 04.15.2025



LOSS OF HOUSING UNITS

— RESIDENTIAL CONVERSIONS

APPROACH & METHODOLOGY

Approach

Balance data accuracy and fairness while being realistic

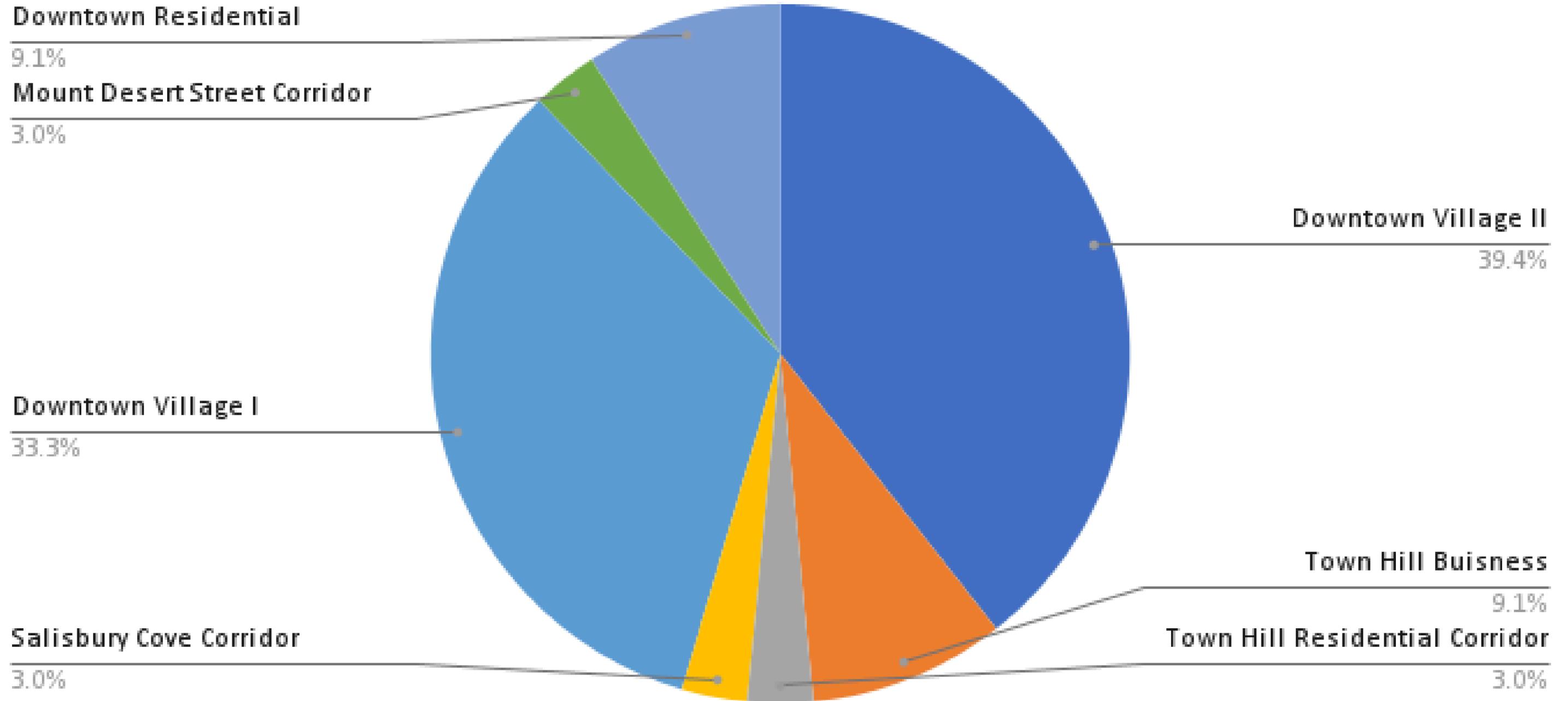
Method

- Used indicators to determine which properties to look into for conversions
- Ground truth changes through 150 property files

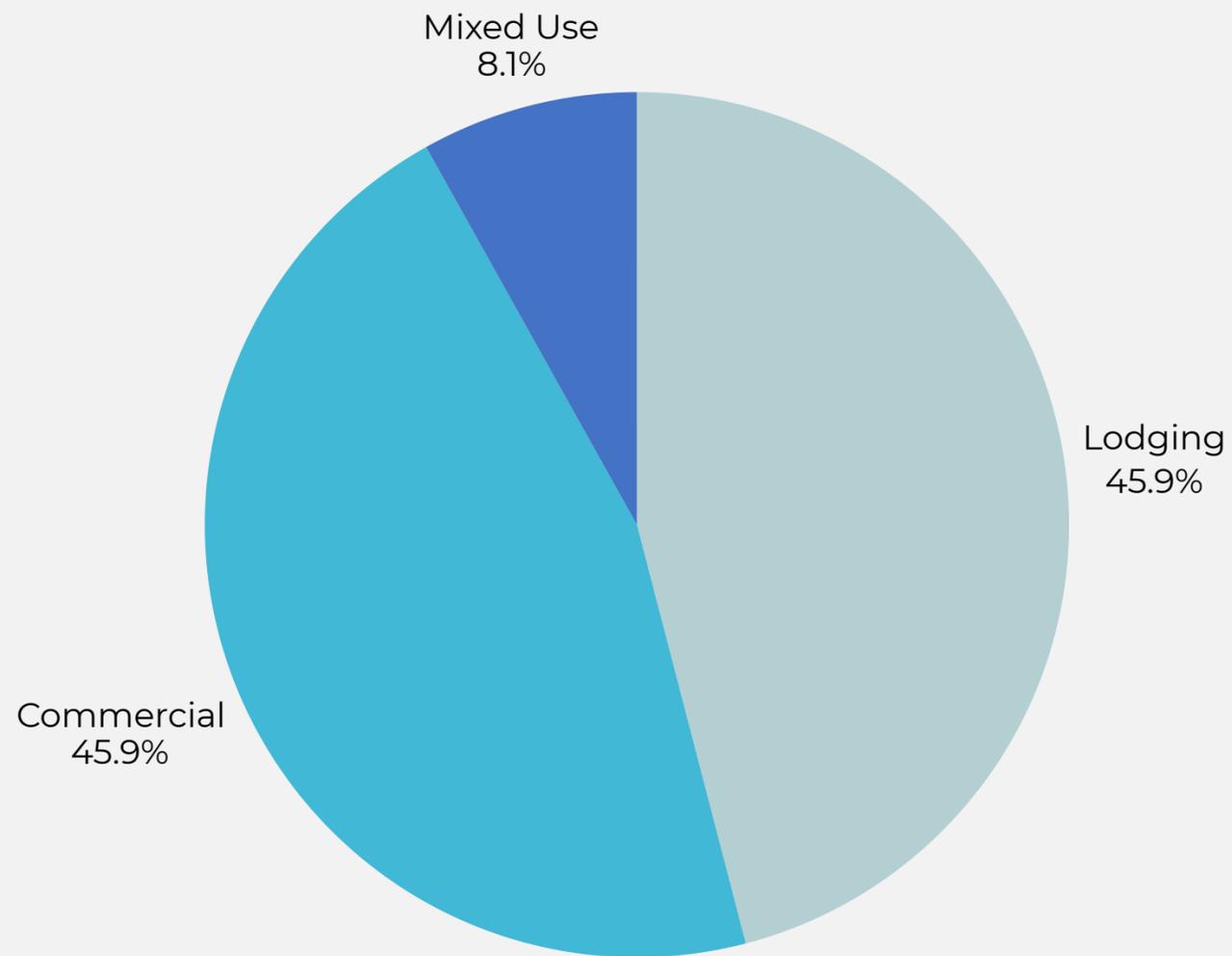
Data Sources

- Building permit files
- Google street view (2007, 2011, 2018, 2024)
- Assessor's GIS based land use information going back to 2018
- Assessor's GIS based historic parcels and buildings

Zoning Districts with Residential Conversions between 2007 - August 2025



Number of Dwelling Units Lost Based on Use Category



| Land Use Category | Number of Net Residential Units Lost |
|-------------------|--------------------------------------|
| Lodging | 17 |
| Commercial | 17 |
| Mixed Use | 3 |
| Total | 37 |

Mixed Use = A building or lot where commercial and residential uses are both present

Commercial Uses Include: Bank, offices, restaurant or food based store, library, parking lot, private school, retail store, and medical/health services

Residential Conversion = Land use conversion from a residential use to a non-residential use where there was a net loss of residential units

Apartment = A single dwelling unit attached or within a building

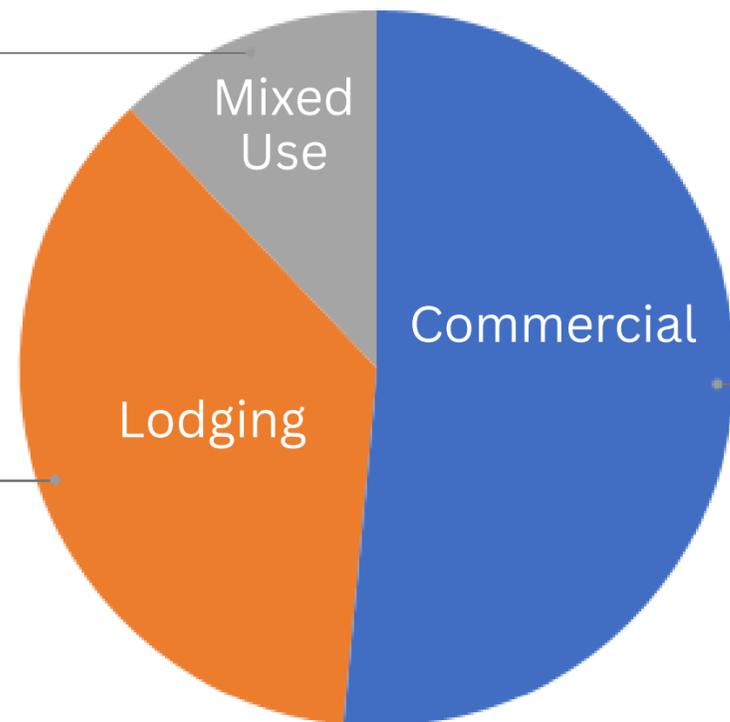
Residential Unit = As defined by Chapter 125. Land Use, this term includes "dwelling units," "Shared Accommodations," and "Employee Living Quarters"

Number of Parcel-Level Conversions by Use Category

Land Uses Responsible for Residential Conversions Between 2007-August 2025

Mixed Use
12.1%

Lodging
36.4%



Commercial
51.5%

52%

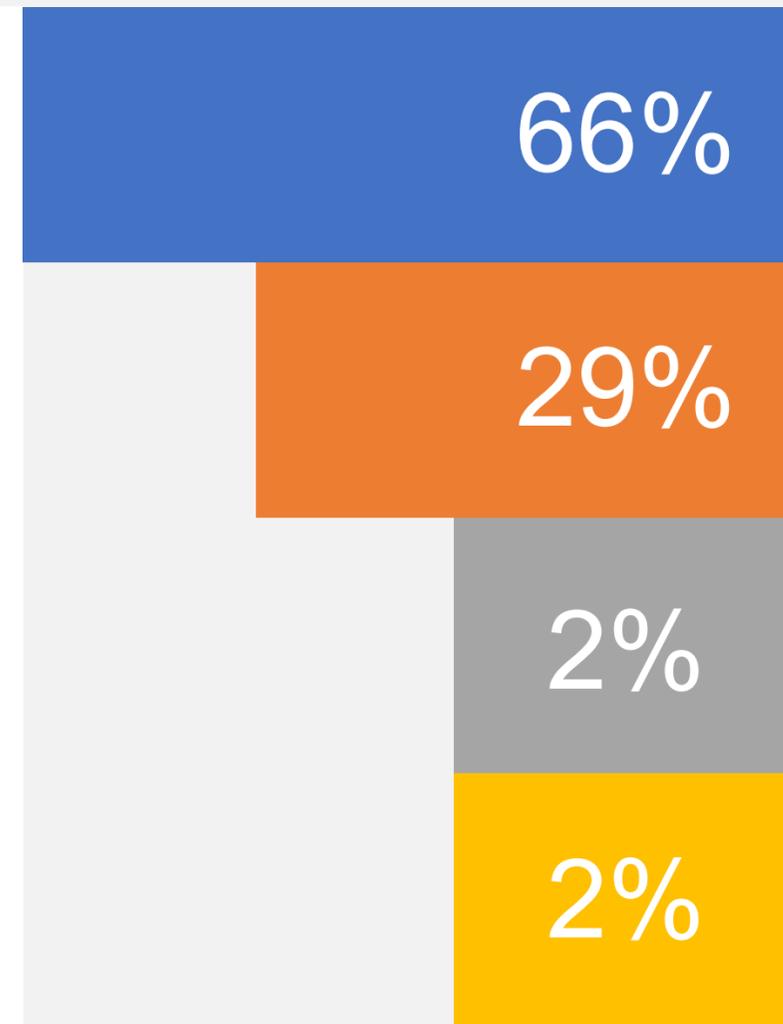
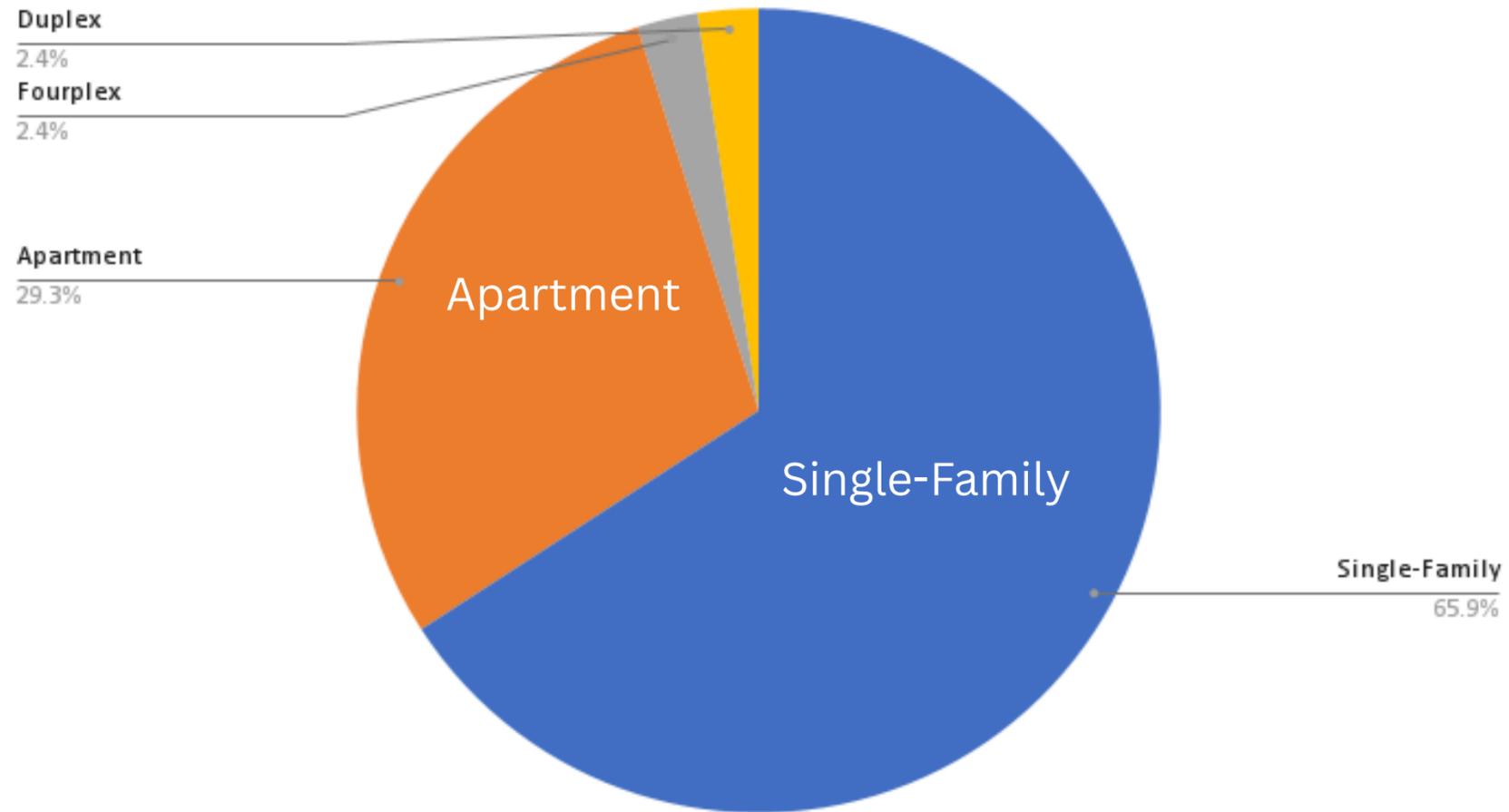
36%

12%

This chart is based on the parcels where a residential conversion took place, not based on the residential units lost by land use category

Type of Dwelling Units Lost

Type of Dwelling Unit lost due to a Residential Conversion (2007 - August 2025)



ADDITIONAL CONTEXT

| BAR HARBOR CENSUS DESIGNATED PLACE (CDP) | | | |
|---|-------------------------|----------------------------------|----------------------------------|
| CDP | Population (CDP) | Dwelling Unit (CDP - DEC) | Dwelling Unit (CDP - ACS) |
| 2000 | 2659 | 1529 | N/A |
| 2010 | 2552 | 1761 | 1661 |
| 2020 | 2260 | 1831 | 1663 |
| 2023 | 2311 | N/A | 1518 |
| 2025 | N/A | 1952* | |

| TOWN OF BAR HARBOR | | | |
|---------------------------|--------------------------|-----------------------------------|-----------------------------------|
| Year | Population (Town) | Dwelling Unit (Town) - DEC | Dwelling Unit (Town) - ACS |
| 2000 | 4820 | 2805 | N/A |
| 2010 | 5235 | 3495 | 3440 |
| 2020 | 5089 | 3639 | 3638 |
| 2023 | 5198 | N/A | 3499 |
| 2025 | N/A | 4038* | |

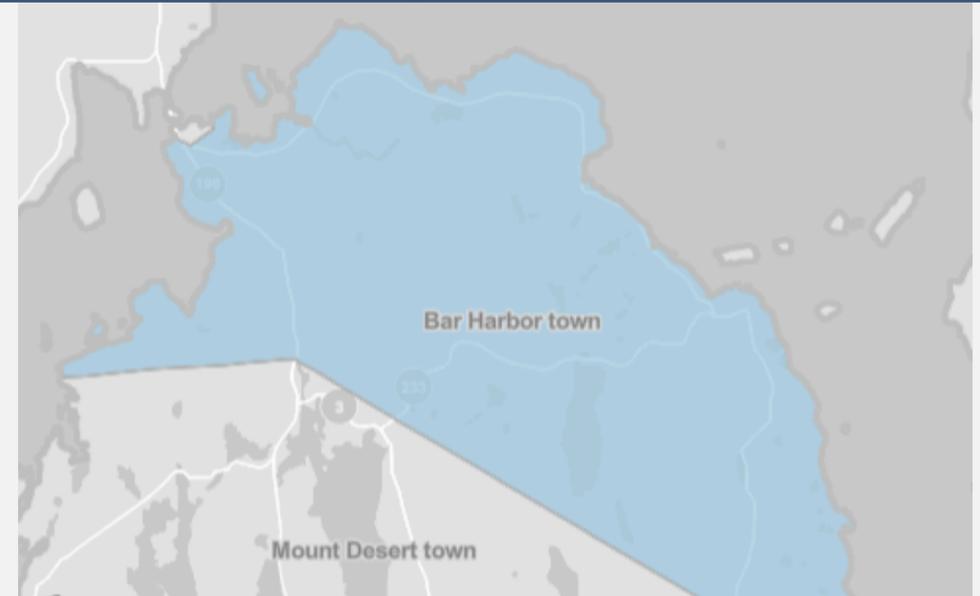
Sources: Decennial Census (DEC) 2000 & 2010; American Community Survey (ACS) 2023 5-year estimates

*2025 Source: Assessor's Dwelling Unit Calculations from Spring 2025

BAR HARBOR CENSUS DESIGNATED PLACE (CDP)



TOWN OF BAR HARBOR



Seasonal Housing

- At least **123** housing units are employer owned (*this could be an understatement*)
- Given the lack of affordable housing, many employers have begun providing housing or supporting workers in finding housing
- Secondary homebuyers and investment property buyers are a growing share of the residential property owners in Bar Harbor
- A growth in seasonal residents, vacation rental investors, and seasonal employees will further exacerbate year-round housing availability and affordability

Parcel Assessment: Housing Supply Constraints

84

SUPPLY CONSTRAINTS

Based on estimates from the Bar Harbor Assessment database, there are 2,947 occupied housing units (owner & renter) in town. Of those units, the census estimates that 62 units are actively available for sale or rent. Based on the employer survey and assessment database, there are an estimated 123 employer owned housing units (*this statistic could be understating the number of total employer housing units as the survey did not capture 100% of local employers and if any employees reside in hotel/motel rooms and other temporary housing arrangements not captured in the data*). Lastly, there are approximately 971 residential units in Bar Harbor owned by a non-resident (this includes second homes, vacation rentals, etc.). This totals to about **1,156 units** in Bar Harbor that are not actively occupied by a year-round household.

The constraints on the town's housing stock could limit future population and employment growth due to the lack of housing availability and affordability.

2,947

Estimated Occupied Housing Units in Bar Harbor (Bar Harbor Assessor Data)



1,156

Total Potential Units Not Owned/Rented by a Bar Harbor Resident

62

Estimated Available For-Sale and For-Rent Vacant (ACS)

123

Estimated Employer Owned (Employer Survey, Bar Harbor Assessment)

971

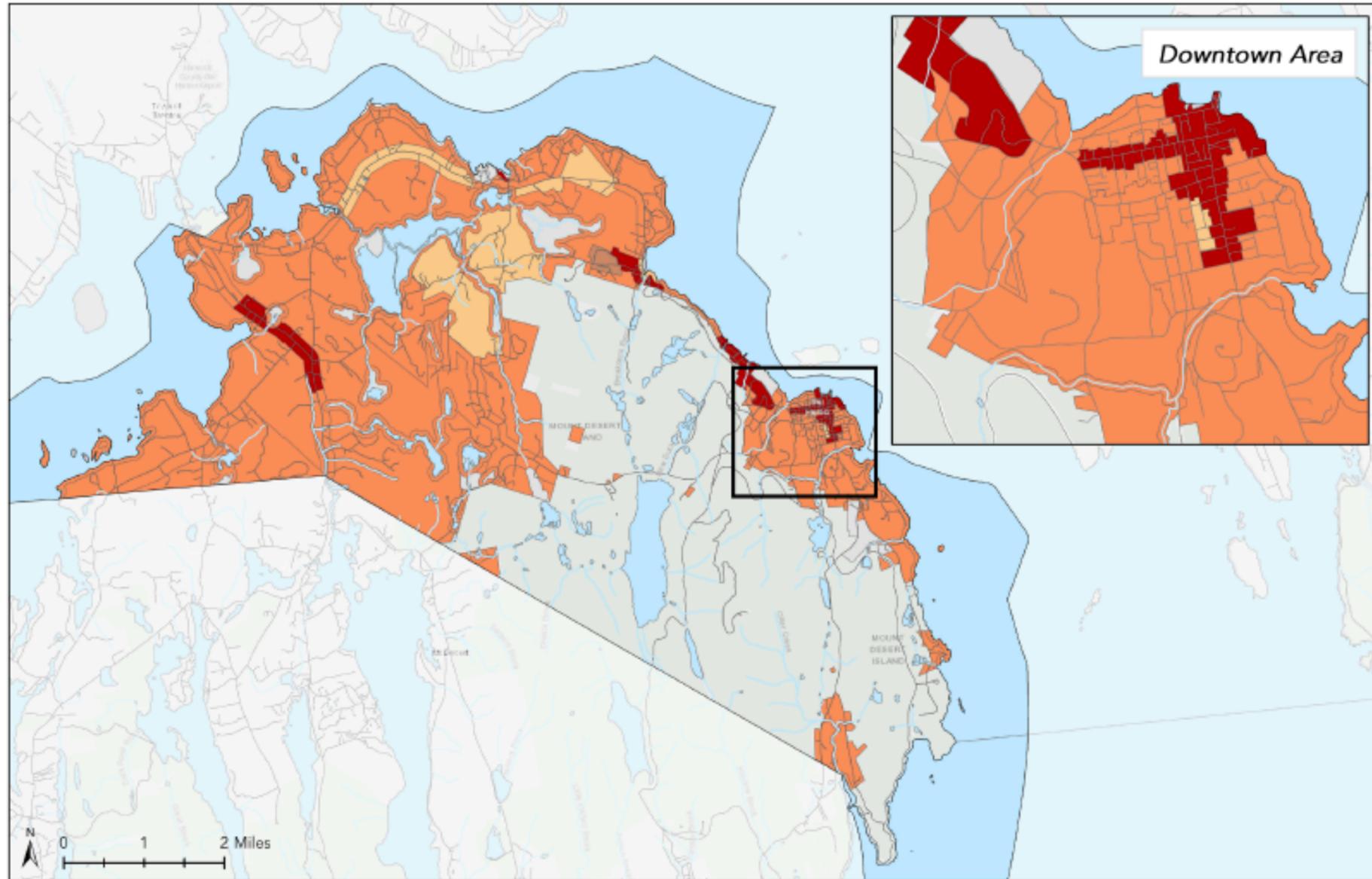
Estimated Units Owned by a Non-Resident of Bar Harbor

1,791

Active Year-Round Bar Harbor Resident Housing Units

Note: These estimates are based off RKG's analysis of Bar Harbor's assessment data, ACS 5-year estimates, and the Area Worker and Employer Surveys. These estimates are intended to highlight household trends as of December 2022 and do not represent exact statistics. The intention of this analysis is to underscore current housing trends and characteristics, which should be considered within broader local policy contexts.

Map 2.2: Generalized Zoning Districts by Allowable Use, 2022.



ZONING
BAR HARBOR

- | | |
|----------------------------|-----------------------------------|
| □ Bar Harbor Town Boundary | Zoned as: |
| ■ Waterbody/Coastal Waters | ■ Primarily Residential |
| ~ Stream | ■ Primarily Commercial |
| — Road | ■ Industrial |
| | ■ Both Residential and Commercial |
| | ■ Other |

Data Sources: Town of Bar Harbor, Maine Geolibrary, National Hydrography Dataset
Coordinate System: NAD 1983 UTM Zone 19N
Created: FB Environmental February 2022



Map created for assessment of existing conditions within Bar Harbor.

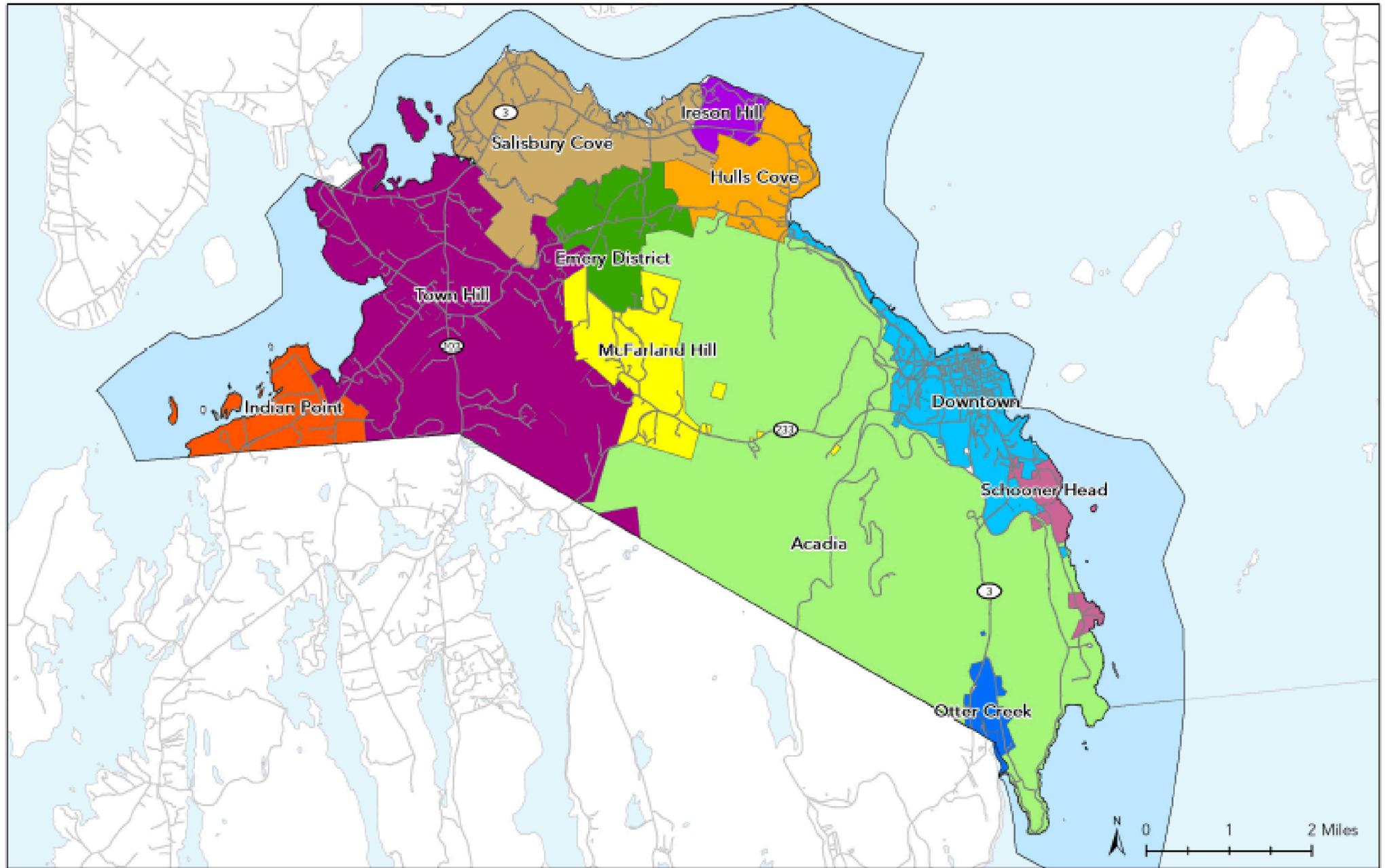
Primarily Allow Commercial Uses

- Downtown Village I
- Downtown village II
- Shoreland General I
- Shoreland General III
- Shoreland General IV
- Bar Harbor Gateway
- Hulls Cove Business
- Town Hill Business

Allow Both Residential & Commercial Uses

- Ireson Hill Corridor
- Village Transitional
- Emery
- Salisbury Cove Corridor
- Shoreland General II

Map 8.4. Neighborhood boundaries within Bar Harbor. The neighborhoods were determined for the 2007 comprehensive plan



EXISTING LAND USE NEIGHBORHOODS

BAR HARBOR

PRELIMINARY MAPPING FOR EXISTING CONDITIONS ANALYSIS

-  Bar Harbor Town Boundary
-  Road
-  Coastal Waters

Neighborhoods

-  Otter Creek
-  Schooner Head
-  Downtown
-  Hulls Cove
-  Ireson Hill
-  Emery District
-  Salisbury Cove
-  McFarland Hill
-  Acadia
-  Town Hill
-  Indian Point

Data Sources: Town of Bar Harbor, Maine Geolibrary, National Hydrography Dataset
 Coordinate System: NAD 1983 UTM Zone 19N
 Created: FB Environmental March 2022



TAKEAWAYS

15%

of the *Residential Conversions* took place in Zoning Districts that **Primarily Allow Residential Uses**

3%

of the *Residential Conversions* took place in a Zoning District that **Equally Allow Commercial & Residential Uses**

82%

of the *Residential Conversions* took place in Zoning Districts that **Primarily Allow Commercial Uses**

~1/2

of the **residential conversions** that resulted in a **net loss of residential units** were by **Lodging Uses** (new development and expansion)



Residential properties ***abutting*** commercial and **lodging uses** are vulnerable to conversions, especially within ***primarily commercial zoning districts***



Dwelling Units in **mixed use buildings/properties** are vulnerable to conversion when ***ownership changes***

28%

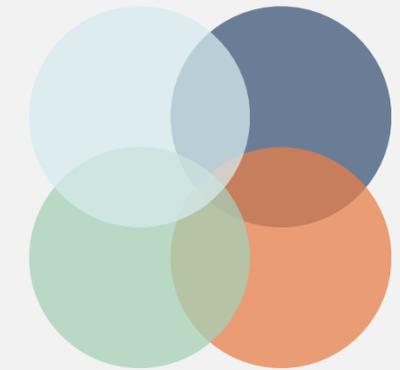
Registered Rentals
in 2025 are
“Seasonal”
(1 – 8 Months)

1/3

of the parcel-level conversions
specifically demolished dwelling units to construct a parking lot



We need to continue to manage the growth of seasonal housing as much as possible



LODGING GROWTH

— HOW MUCH? WHERE? WHAT SIZE?

Lodging Facilities & Room Numbers

Data Sources:

- Building permit files
- Google street view (2007, 2011, 2018, 2024)
- Assessor's GIS based land use information going back to 2018
- Assessor's GIS based historic parcels and buildings
- Former Code Enforcement Officers's 2023 lodging room numbers from the November 2024 Lodging amendment

Periods of Analysis

2011

2018

2023

2025

Data Complexity:

- Access to Historic Records (Pre 1970s)
- Lodging Facilities that closed prior to the analysis period

Change in Lodging Facilities and Room Numbers Over the Study Period

| Year | Number of Guest Rooms | Difference | Number of Lodging Facilities | Difference |
|------|-----------------------|------------|------------------------------|------------|
| 2011 | 2653 | | 83 | |
| | | 277 | | 2 |
| 2018 | 2942 | | 85 | |
| | | 17 | | -1 |
| 2023 | 2959 | | 84 | |
| | | 40 | | 3 |
| 2025 | 2999 | | 87 | |

| | |
|---|------------|
| Net Difference in Guest Rooms | 334 |
| Net Difference in Lodging Facilities | 4 |

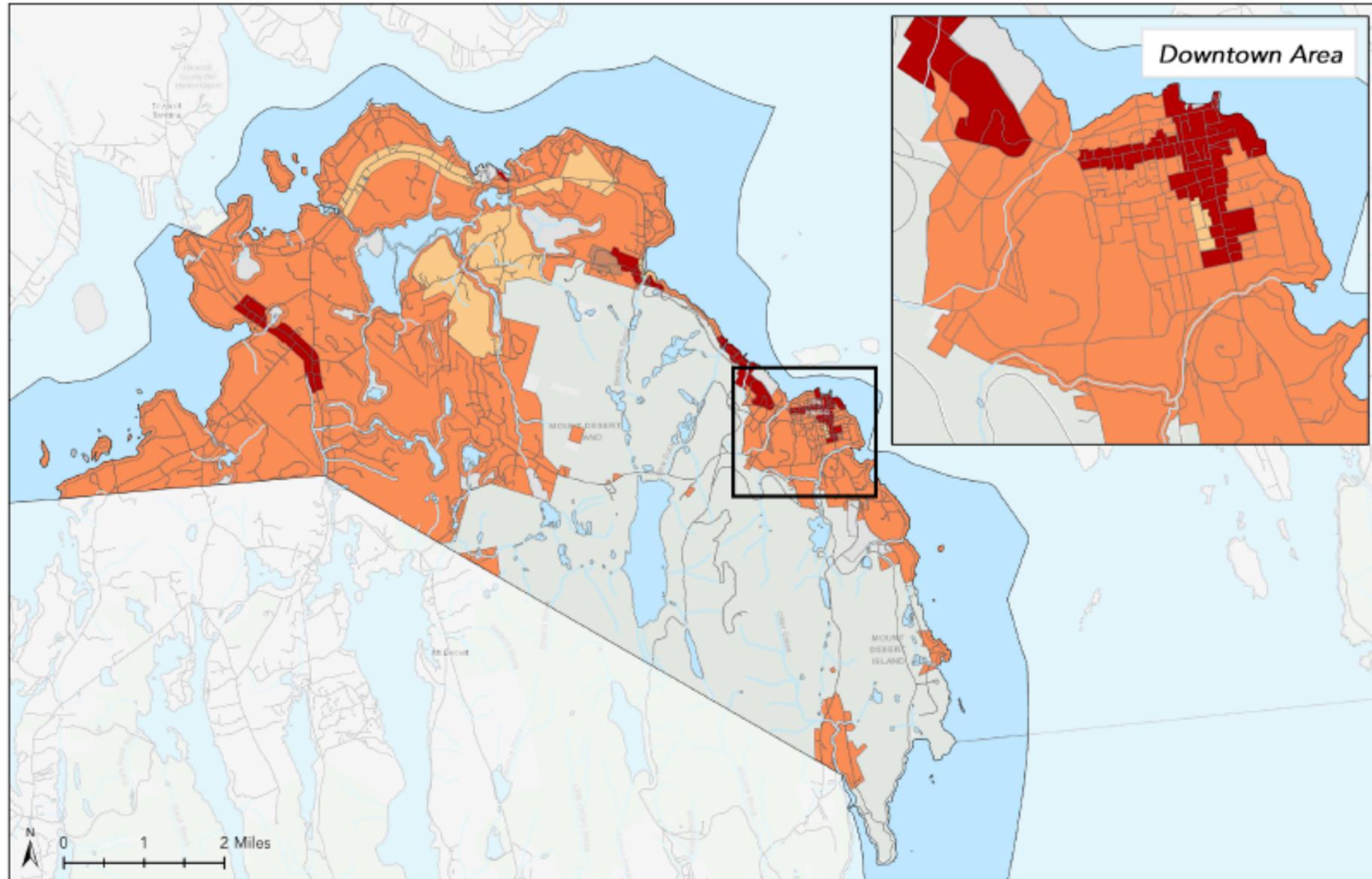
Changes to Lodging Facilities Between 2011 and 2025

| | Lodging | Type of Change | Guest Room Numbers 2011 | Guest Room Numbers 2025 |
|----|---------------------------------|----------------|-------------------------|-------------------------|
| 1 | 1338 State Hwy 102 | New | 0 | 2 |
| 2 | Acadia Hotel - Downtown | Expanded | 12 | 30 |
| 3 | Aysgarth Station | Closed | 6 | 0 |
| 4 | Bar Harbor Inn | Expanded | 150 | 153 |
| 5 | Bar Harbor Manor | Expanded | 19 | 43 |
| 6 | Bar Harbor Motel | Decrease | 86 | 84 |
| 7 | Canterbury Suites B&B | New | 0 | 2 |
| 8 | Destination Health | New | 0 | 9 |
| 9 | Explore Acadia Cottages | New | 0 | 14 |
| 10 | Harborside Hotel | Expanded | 189 | 193 |
| 11 | Hampton Inn | New | 0 | 103 |
| 12 | Highbrook Motel | Expanded | 12 | 26 |
| 13 | Hutchins Mountain View Cottages | Closed | 16 | 0 |
| 14 | Inn on Mount Desert | Expanded | 12 | 31 |
| 15 | Ivy Manor Inn | Expanded | 11 | 18 |
| 16 | Lafayette Inn | Expanded | 4 | 5 |
| 17 | Little Fig Hotel | Expanded | 22 | 23 |
| 18 | Pathmaker Hotel | New | 0 | 45 |
| 19 | Primrose | Expanded | 13 | 15 |
| 20 | Queen Anne's Revenge | Expanded | 25 | 30 |
| 21 | Saltair Inn | Expanded | 3 | 8 |
| 22 | Snell House | Closed | 5 | 0 |
| 23 | Stone Throw Inn | Closed | 7 | 0 |
| 24 | Stratford | New | 0 | 7 |
| 25 | West Street Hotel | New | 0 | 85 |

| Type of Change | Count | Number of Guest Rooms |
|----------------|-------|-----------------------|
| Expanded | 12 | 103 |
| New | 8 | 267 |
| Closed | 4 | -34 |
| Decreased | 1 | -2 |

| | |
|---|-----|
| Net Guest Room Change from Existing Lodging | 69 |
| Net Guest Room Change from New or Closed Lodging | 265 |
| Net Change in Lodging Facilities | 4 |

Map 2.2: Generalized Zoning Districts by Allowable Use, 2022.



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BAR HARBOR

- | | |
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Data Sources: Town of Bar Harbor, Maine Geolibrary, National Hydrography Dataset
 Coordinate System: NAD 1983 UTM Zone 19N
 Created: FB Environmental February 2022



Map created for assessment of existing conditions within Bar Harbor.

Primarily Allow Commercial Uses

- Downtown Village I
- Downtown Village II
- Shoreland General I
- Shoreland General III
- Shoreland General IV
- Bar Harbor Gateway
- Hulls Cove Business
- Town Hill Business

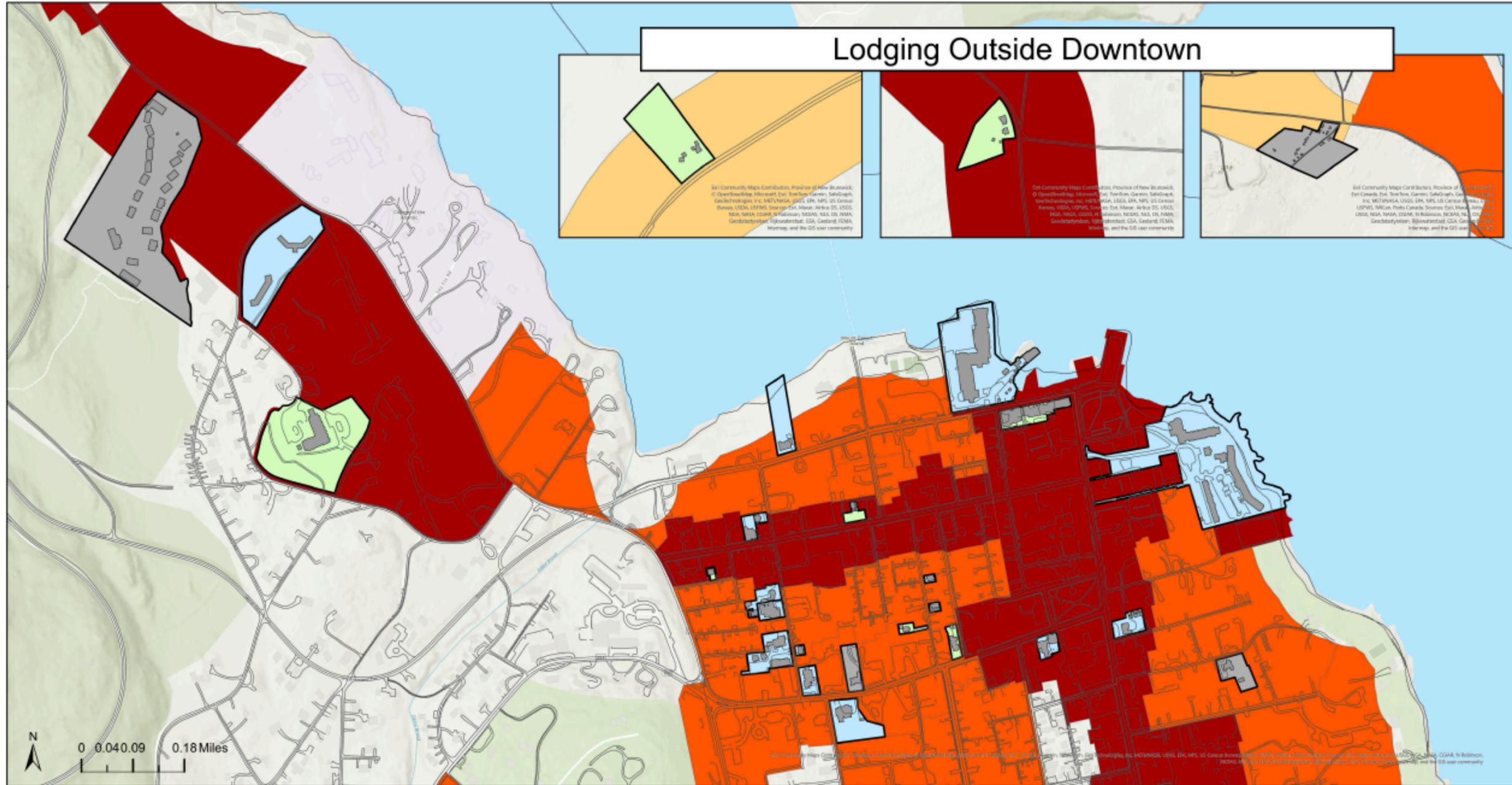
Allow Both Residential & Commercial Uses

- Ireson Hill Corridor
- Village Transitional
- Emery
- Salisbury Cove Corridor
- Shoreland General II

Where did the changes to Lodging Facilities occur?

| District | Number of Expansions | Number of New Lodgings | Number of Closures | Net Number of Guest Rooms | Net Number of facilities |
|---------------------------------|----------------------|------------------------|--------------------|---------------------------|--------------------------|
| Downtown Village I | 2 | 1 | 0 | 110 | 1 |
| Shoreland General Development I | 2 | 0 | 0 | 7 | 0 |
| Bar Harbor Gateway | 1 | 1 | 0 | 115 | 1 |
| Downtown Village II | 1 | 2 | 0 | 55 | 2 |
| Town Hill Business | 0 | 1 | 0 | 2 | 1 |
| Ireson Hill Corridor | 0 | 0 | 1 | -16 | -1 |
| Salisbury Cove Corridor | 0 | 1 | 0 | 14 | 1 |
| Mount Desert Street Corridor | 2 | 1 | 1 | 21 | 0 |
| Downtown Residential | 3 | 1 | 2 | 21 | -1 |
| Village Historic | 1 | 0 | 0 | 5 | 0 |

| Color Key | Number of Districts | Net Number of Guest Rooms | Net Number of Facilities |
|---|---------------------|---------------------------|--------------------------|
| Allow Primarily Commercial Uses | 5 | 289 | 5 |
| Allow a Mixture of Commercial and Residential | 3 | 19 | 0 |
| Allow Primarily Residential Uses | 2 | 26 | -1 |



Lodging Facilities Changes

Expanded, Newly Developed, Downsized, or Closed between 2011 - 2025

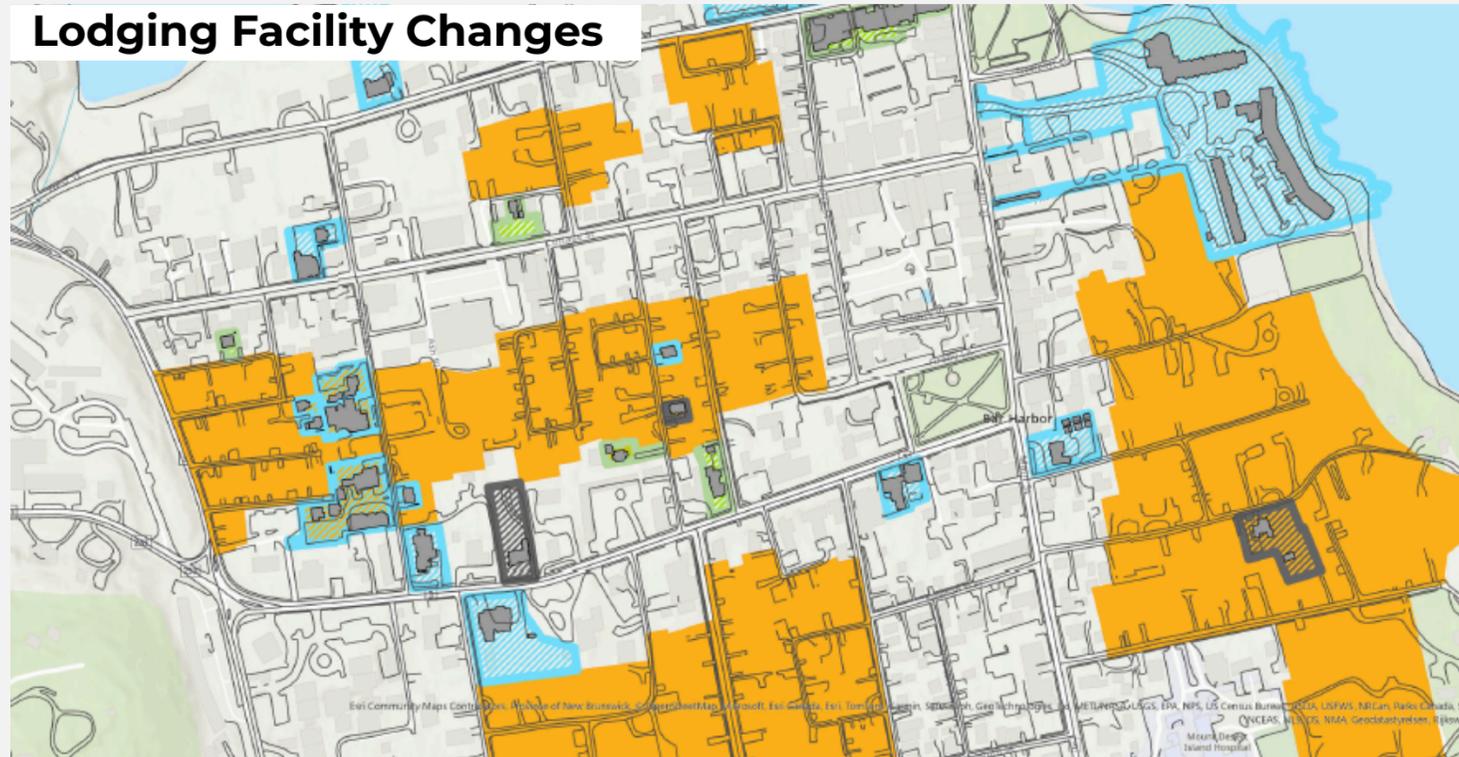
- Street_outline
 - Buildings_2021_Lodging
 - Town_outline
 - Lodging_Expanded
 - Lodging_New
 - Lodging_Closed-or-Decreased
- | | |
|---|--|
| <ul style="list-style-type: none"> ■ Zoning Districts - Allow Primarily Commercial Uses ■ Bar Harbor Gateway ■ Downtown Village I ■ Downtown Village II ■ Shoreland Gen Dev I ■ Town Hill Bus | <ul style="list-style-type: none"> ■ Zoning Districts - Allow Primarily Residential Uses ■ Downtown Res ■ Mount Des St Corr ■ Village Historic |
| <ul style="list-style-type: none"> ■ Zoning Districts - Equally Allows Residential & Commercial Uses ■ Ireson Hill Corr ■ Salisbury Cove Corr | |



Created by the Bar Harbor Planning Department in September 2025.

Downtown Residential

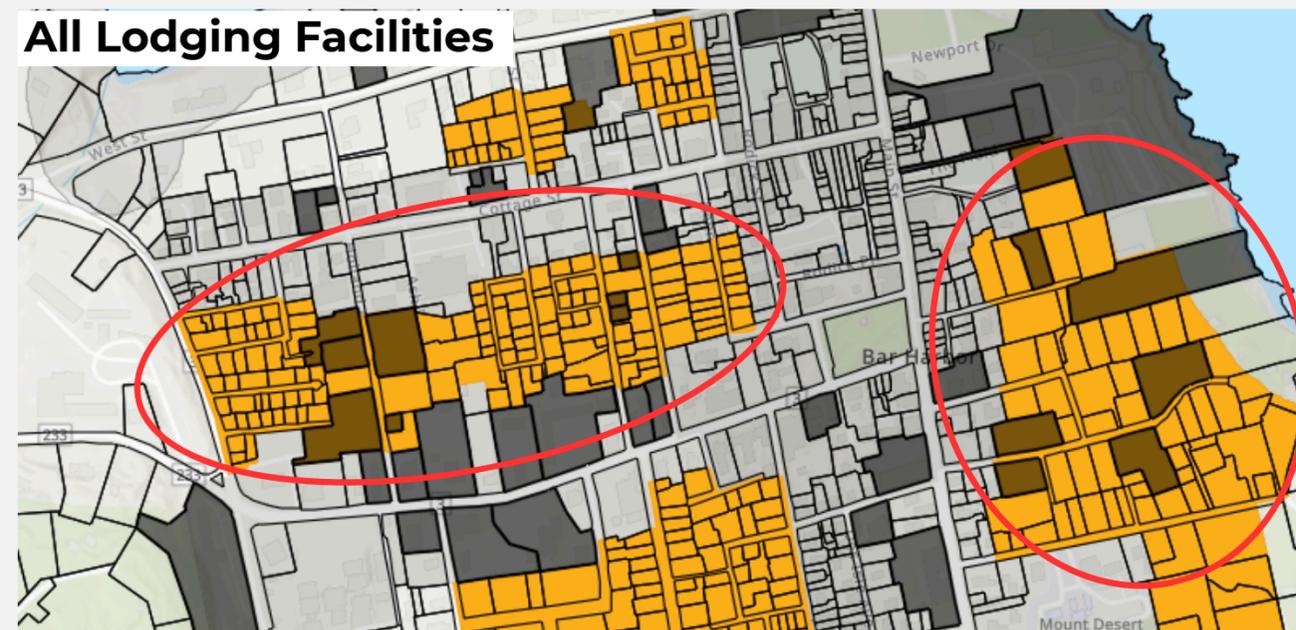
| Downtown Residential | |
|--|-----|
| Dwelling Units | 657 |
| Guest Rooms | 181 |
| Lodging Facilities | 13 |
| Number of Lodging Expansions 2011-2025 | 3 |
| Number of New Lodgings 2011-2025 | 1 |
| Number of Lodging Closures 2011-2025 | 2 |



Which Lodging Uses are Allowed in Downtown Residential?

- Lodging I
- Lodging VII – Only for those portions of the district between Eden Street and the district boundary behind Kennebec Street; and from The Field south to Hancock Street. In addition, no building shall be expanded in floor area or volume by more than 10% over the lifetime of the building.

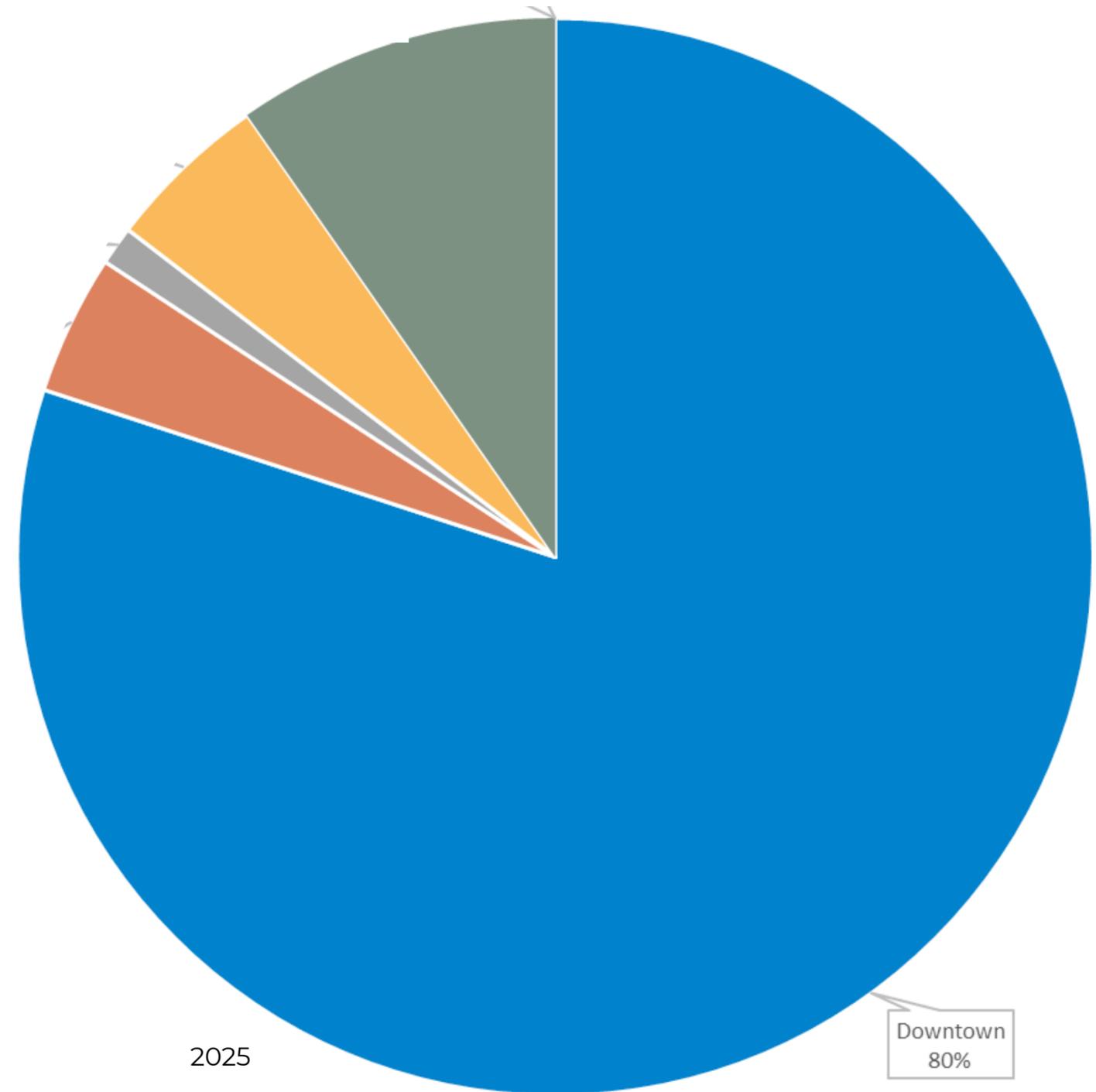
Per 125-22 D of the Bar Harbor Land Use Ordinance

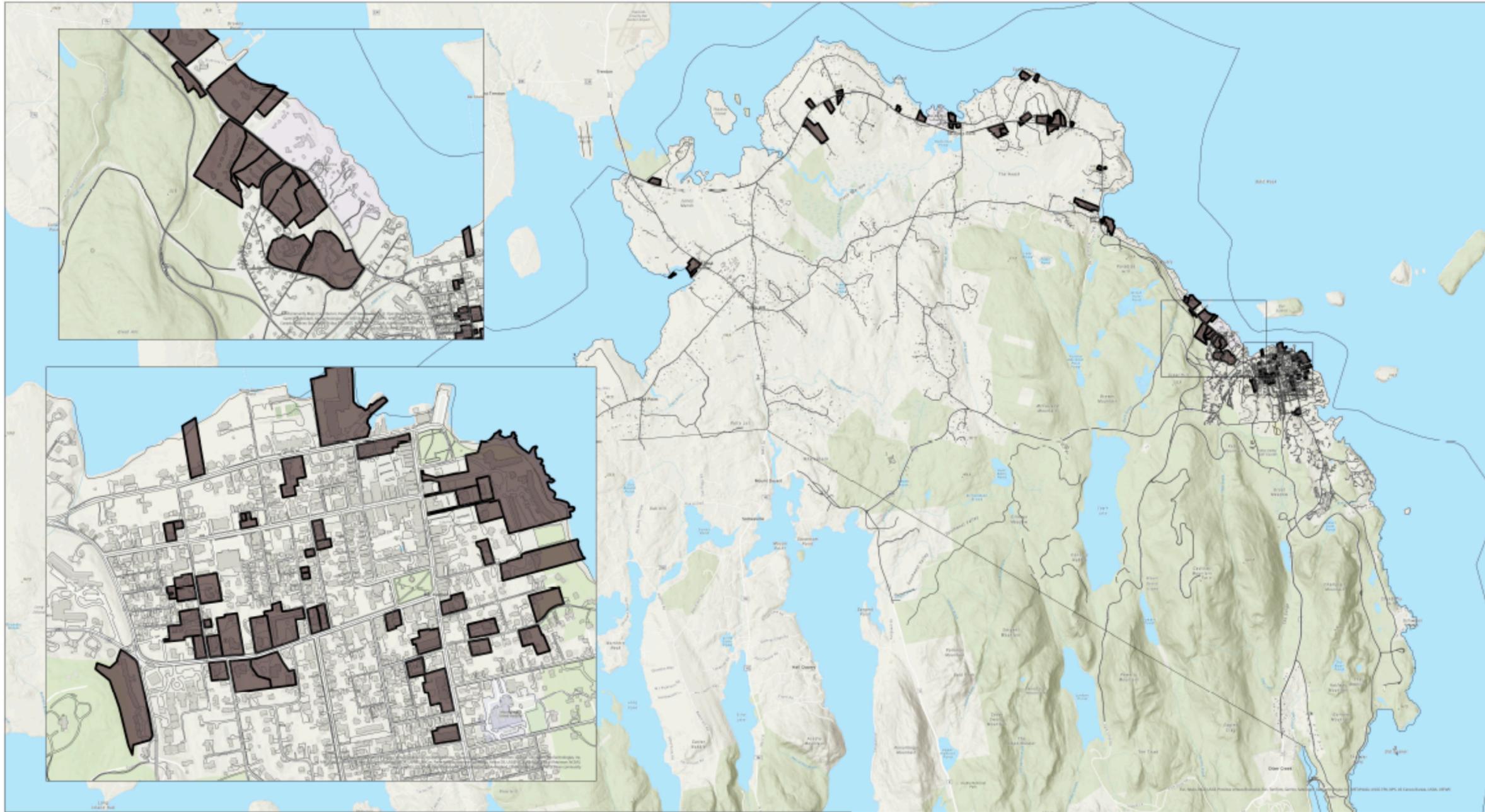


Lodging Distribution by Area of Town

| Area | Guest Rooms | Lodging Facilities |
|----------------|-------------|--------------------|
| Downtown | 2400 | 58 |
| Ireson Hill | 291 | 9 |
| Salisbury Cove | 147 | 11 |
| Hulls Cove | 126 | 5 |
| Town Hill | 35 | 4 |
| Hadley Point | 0 | 0 |
| TOTAL | 2999 | 87 |

Percentage of total Guest Rooms





Location of Active Lodging Facilities

- Legend**
- Street_outline
 - Town_outline
 - Bar Harbor - Buildings
 - Active Lodging



Comparison of Dwelling Units and Lodging Facilities in Downtown Zoning Districts

| District | Guest Rooms | Lodging Facilities | Dwelling Units |
|-------------------------------|-------------|--------------------|----------------|
| Bar Harbor Gateway | 643 | 10 | 4 |
| Downtown Village I | 207 | 6 | 179 |
| Downtown Village II | 231 | 9 | 168 |
| Shoreland General Dev 1 | 346 | 2 | 11 |
| Shoreland General Dev 3 | 459 | 3 | 3 |
| Mount Desert Street Corridor | 277 | 11 | 47 |
| Downtown Residential | 181 | 13 | 657 |
| Village Residential | 29 | 2 | 541 |
| Village Historic | 27 | 2 | 43 |
| Downtown Village Transitional | 0 | 0 | 107 |
| Educational Institution | 0 | 0 | 78 |
| Scientific Research | 0 | 0 | 46 |
| Shoreland Limited Residential | 0 | 0 | 68 |
| TOTAL | 2400 | 58 | 1952 |

| Color Key | Percentage of Guest Rooms | Percentage of Lodging Facilities | Percentage of Dwelling Units |
|----------------------------|---------------------------|----------------------------------|------------------------------|
| Primarily Commercial Uses | 78.60% | 51.70% | 18.70% |
| Primarily Residential Uses | 21.40% | 48.30% | 79.70% |

GUEST ROOM

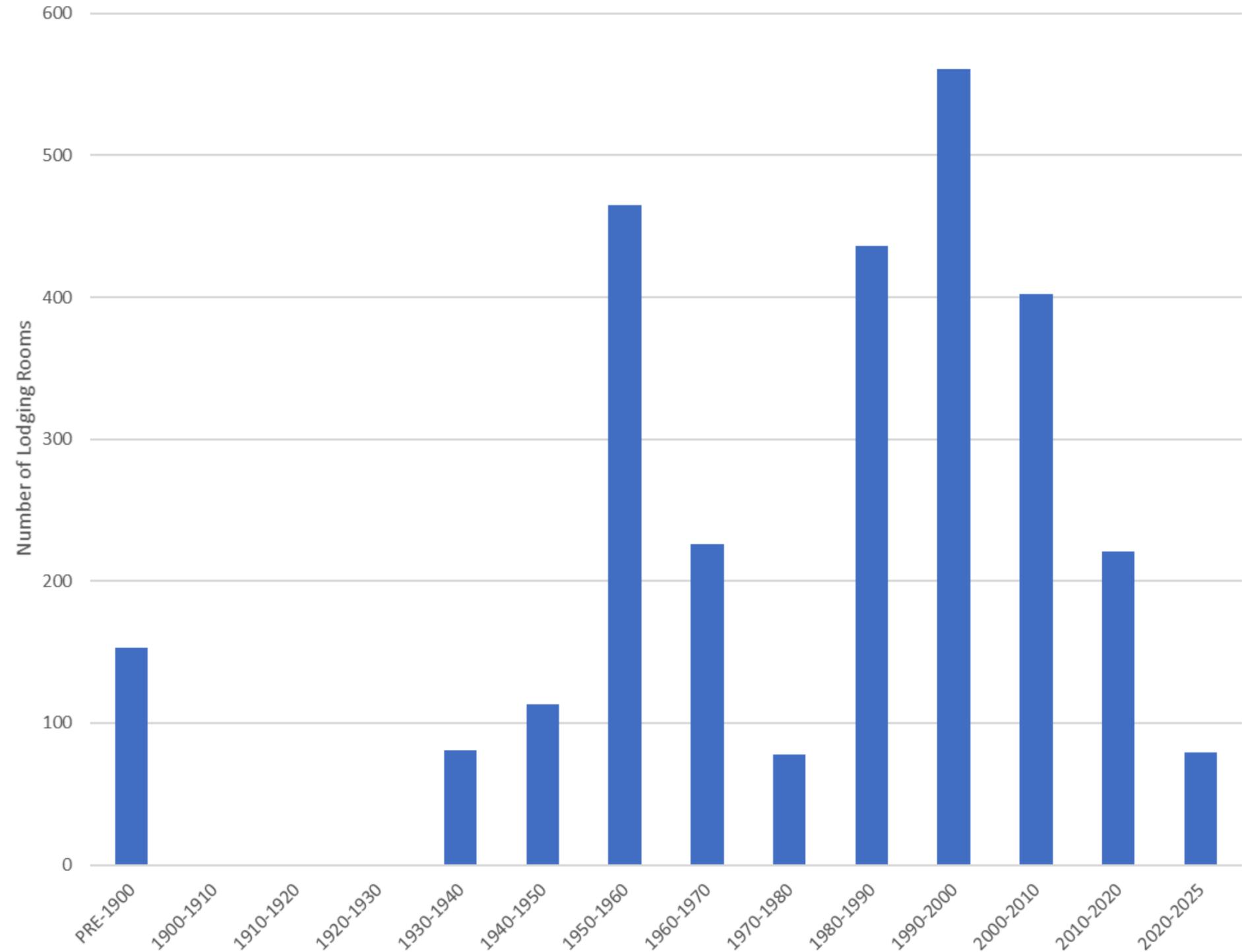
A room or group of rooms under a single room number in a transient lodging accommodation designed or arranged to be used by one group or party at a time for overnight occupancy.

DWELLING UNIT

A room or group of rooms which is designed, equipped and intended exclusively for use as residential living quarters by only one family, which contains independent living, cooking, sleeping, bathing and sanitary facilities, and which is separate and independent from other such rooms or groups of rooms.

Lodging Guest Rooms Based on Year Established

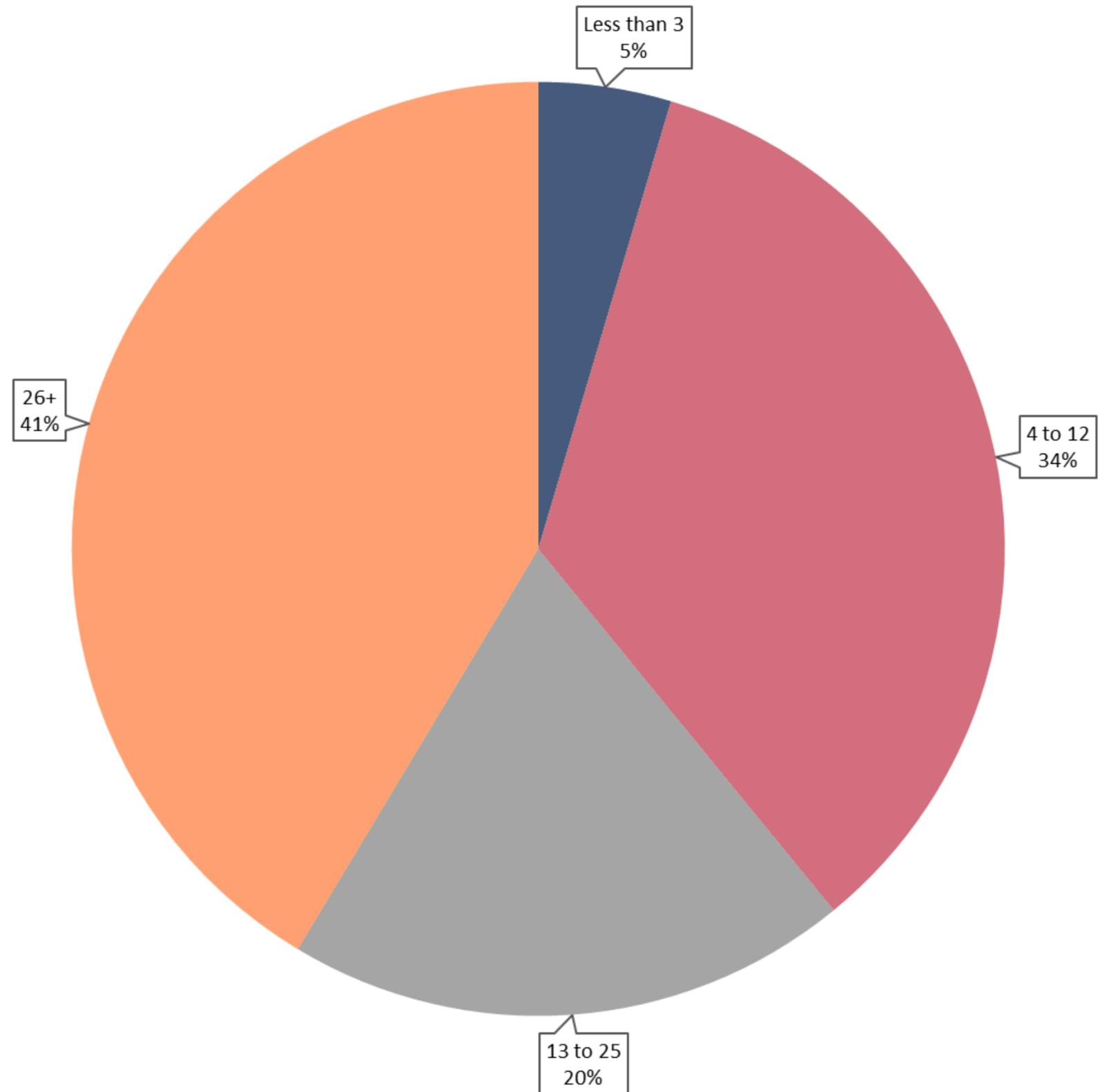
| Timeframe | Guest Rooms | Lodging Facilities |
|-----------|-------------|--------------------|
| Pre-1900 | 153 | 1 |
| 1900-1910 | 0 | 0 |
| 1910-1920 | 0 | 0 |
| 1920-1930 | 0 | 0 |
| 1930-1940 | 81 | 4 |
| 1940-1950 | 113 | 5 |
| 1950-1960 | 465 | 13 |
| 1960-1970 | 226 | 4 |
| 1970-1980 | 78 | 3 |
| 1980-1990 | 436 | 14 |
| 1990-2000 | 561 | 12 |
| 2000-2010 | 402 | 11 |
| 2010-2020 | 221 | 4 |
| 2020-2025 | 79 | 6 |



****Please note this graph does not include 10 lodging facilities, as we were unable to confidently confirm their year established.***

Number of Lodging Facilities by Lodging Definition and Guest Room Number Category

| Lodging Definition Label | Number of Lodging Facilities |
|--------------------------|------------------------------|
| 3 or Less Guest Rooms | 4 |
| 4 to 12 Guest Rooms | 30 |
| 13 to 25 Guest Rooms | 17 |
| 26+ Guest Rooms | 36 |



Where are the largest Lodging Facilities located?

Lodging Facilities with 26+ Rooms

| District | Guest Rooms | Lodging Facilities |
|------------------------------|-------------|--------------------|
| Bar Harbor Gateway | 625 | 9 |
| Shoreland General Dev 3 | 459 | 3 |
| Shoreland General Dev 1 | 346 | 2 |
| Ireson Hill Corridor | 223 | 5 |
| Mount Desert Street Corridor | 191 | 4 |
| Downtown Village I | 167 | 3 |
| Downtown Village II | 159 | 3 |
| Downtown Residential | 100 | 3 |
| Hulls Cove Business | 98 | 2 |
| Village Residential | 26 | 1 |
| Salisbury Cove Corridor | 26 | 1 |
| TOTAL | 2420 | 36 |

Lodging Facilities with over 100 rooms

| Name | District | Guest Rooms | Year Established |
|------------------------------|--|-------------|------------------|
| Atlantic Oceanside | Shoreland General Development III | 153 | 1988 |
| Bar Harbor Inn | Shoreland General Development I | 153 | 1887 |
| Hampton Inn | Bar Harbor Gateway | 103 | 2014 |
| Harborside Inn | Shoreland General Development I | 193 | 2002 |
| Holiday Inn Resort & Regency | Shoreland General Development III/Bar Harbor Gateway | 280 | 1991 |
| TOTAL | | 882 | |

The Maine State Office of Tourism's 2025 report identified the average group of travelers at 2.7

Why is this relevant?

It is difficult to determine the maximum or average capacity of lodging facilities, as this is not data we have tracked in the past. We would need to begin a new tracking effort and understand that maximum capacity varies throughout the season.

Using the 2.7 value and a total of 2999 guest rooms, the estimated capacity of lodgings is 8097 people.



TAKEAWAYS

The total number of **lodging facilities** increased by nearly

5%

over the past **14 years**.

The total number of **guest rooms** increased by nearly

13%

over the past **14 years**.

Over the past 14 years, there were a **net total** of **4 new lodging facilities** and a **net total** of **334 new guest rooms**.

Of these new lodging facilities and rooms, a **majority** are located in districts with **primarily commercial uses**. In fact, more than **85%** of **new rooms** were in **districts with primarily commercial uses**.

2/3

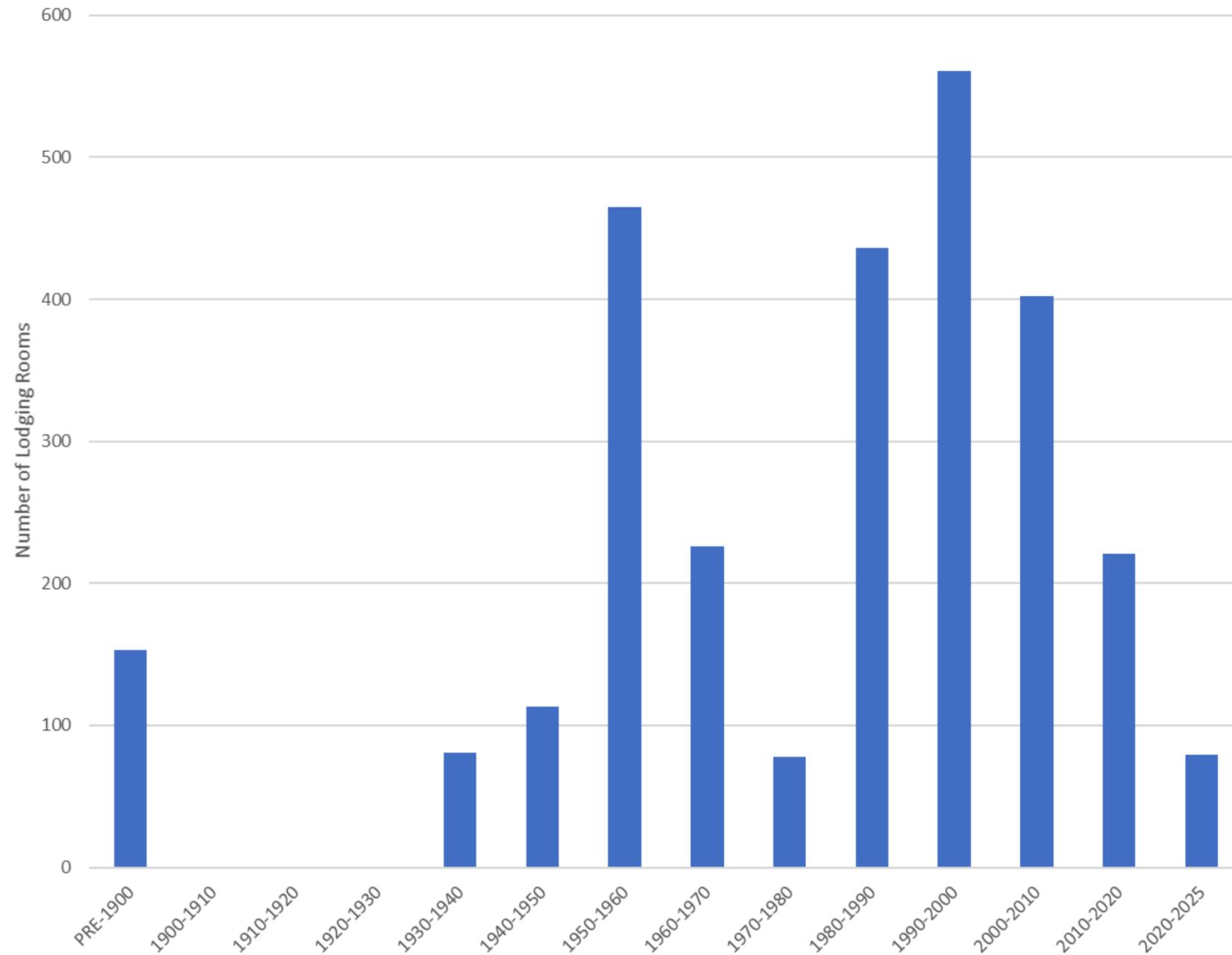
of all **lodging facilities** are located within the **Downtown Area**.

80%

of all **guest rooms** are located within **Downtown**.

Of the lodging facilities in the **Downtown Area**, **52%** of **facilities** and **79%** of **guest rooms** are located in zoning districts that **primarily allow commercial uses**.

29% of **Lodging Facilities** in the **Downtown area** and **10%** of **guest rooms** are located in zoning districts that allow **primarily residential uses**.



Lodging growth saw multiple peaks, according to the year established.

These peaks correlate with the immediate aftermath of the 1947 fire and the turn of the century.



59% of all Lodging Facilities are 25 rooms or less

Five Lodging Facilities contain more than 100 rooms. Those five hotels make up 30% of all guest rooms in Bar Harbor.



ENVIRONMENTAL IMPACT

— RURAL AREAS & INFRASTRUCTURE

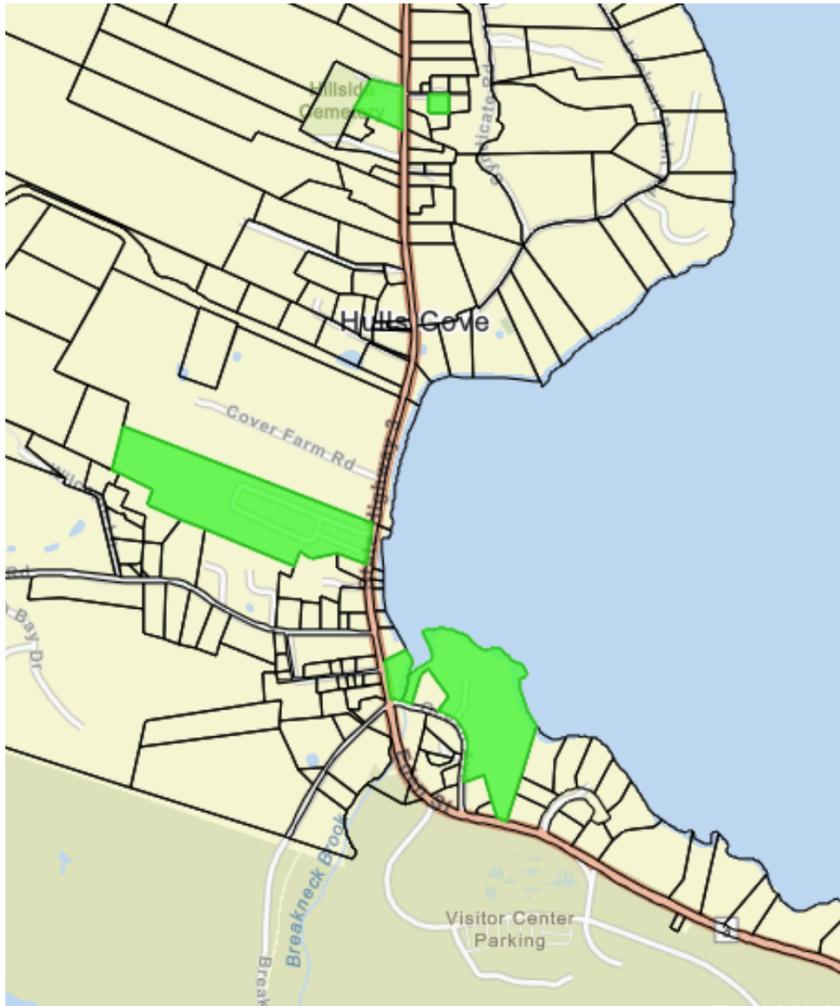
Rural Lodging Facilities With & Without Access to Public Water and Sewer

| Out of Downtown District | Lodging Rooms | Lodging Facilities | Town Water | Town Sewer |
|--|---------------|--------------------|------------|------------|
| Ireson Hill Corridor | 257 | 7 | Yes | No |
| Hulls Cove Business | 98 | 2 | Yes | Yes |
| Salisbury Cove Corridor | 94 | 7 | Yes | No |
| Shoreland Limited Residential - Ireson Hill | 34 | 2 | Yes | No |
| Town Hill Residential | 28 | 2 | No | No |
| Salisbury Cove Village | 25 | 2 | Yes | No |
| Hulls Cove Residential Corridor | 23 | 2 | Yes | Yes |
| Shoreland General Development IV | 19 | 1 | Yes | No |
| Shoreland Limited Residential - Salisbury Cove | 9 | 1 | Yes | No |
| Shoreland Limited Residential - Town Hill | 5 | 1 | No | No |
| Shoreland General Development II | 5 | 1 | Yes | Yes |
| Town Hill Business | 2 | 1 | No | No |
| TOTAL | 599 | 29 | | |

| District | Expansions | New Lodging Facilities | Closures |
|-------------------------|------------|------------------------|----------|
| Ireson Hill Corridor | 0 | 0 | 1 |
| Salisbury Cove Corridor | 0 | 1 | 0 |
| Town Hill Business | 0 | 1 | 0 |

The average year established for lodging facilities outside of Downtown is 1968, showing that new lodging uses are generally not being constructed in the rural areas of Town.

| Color Key |
|---------------------------------------|
| Primarily Commercial Uses |
| Mixture of Commercial and Residential |



Hulls Cove Area

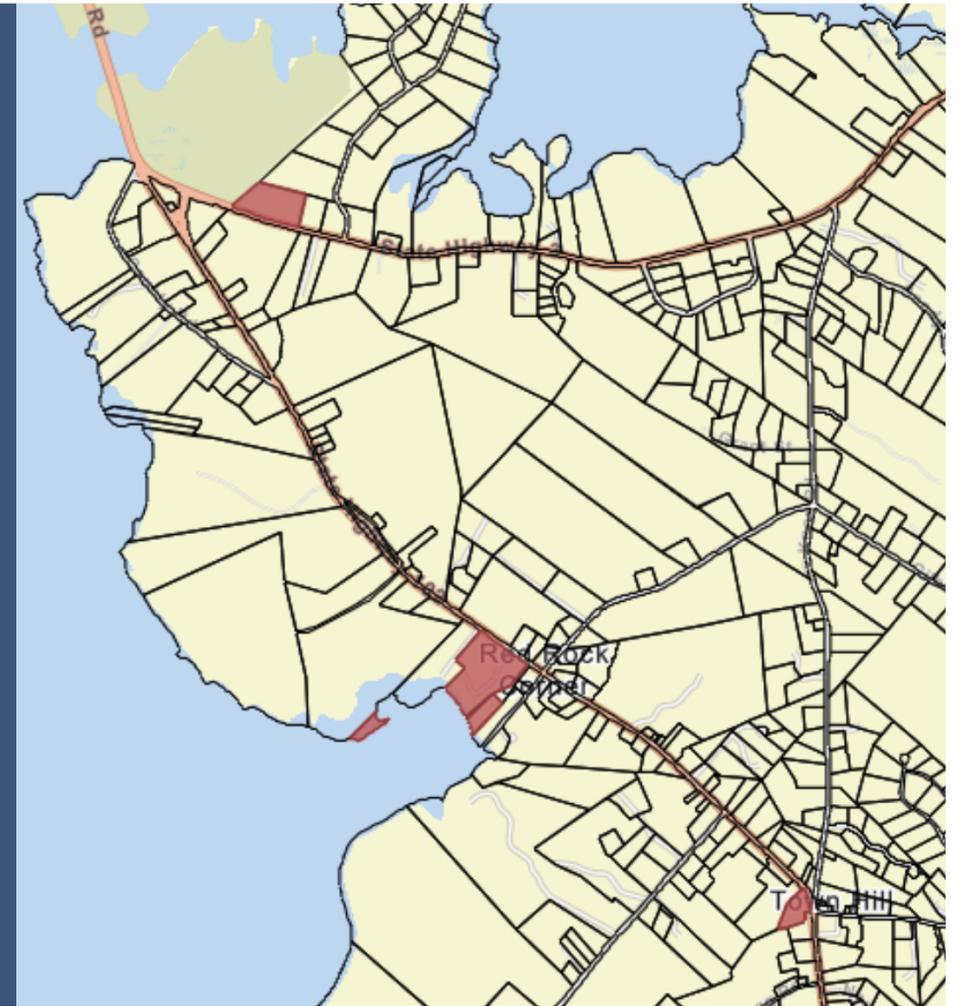
- 5 lodging facilities
- 126 Rooms
- Connected to Town water and sewer

Town Hill Area

- 4 lodging facilities
- 35 Rooms
- NO Town water or sewer

Salisbury Cove and Ireson Hill Area

- 20 lodging facilities
- 438 Rooms
- Connected to Town water and NO sewer



TAKEAWAYS

73%

of **all lodging facilities** are connected to **Town water and sewer**

84%

of **all guest rooms** are connected to **Town water and sewer.**

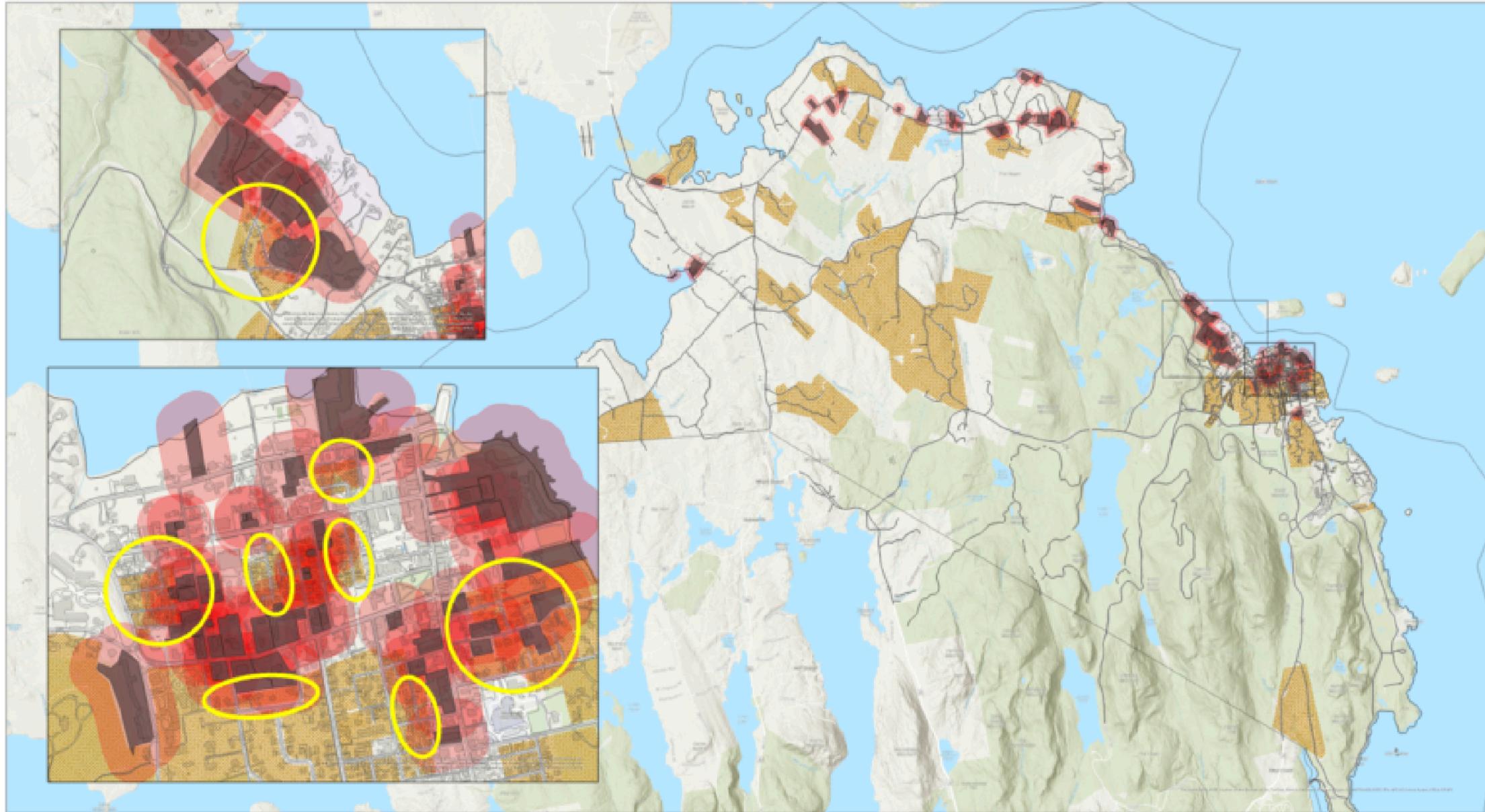
Of the rooms and lodging facilities **without** access to Town sewer, **23%** of **lodging facilities** and **15%** of **guest rooms** have access **Town water ONLY.**

5% of **lodging facilities** and **1%** of **guest rooms** have **no** access to **Town water or sewer.**



COMMERCIAL INTRUSION

— LAND USE CONFLICTS



Lodging & Primarily Residential Areas

Residential Areas Likely Most Affected by Lodging

- | Legend | |
|--------------------------|-------------------------------|
| — Street_outline | ■ Active Lodging |
| □ Town_outline | ■ Buffer of 300 Feet |
| ■ Bar Harbor - Buildings | ■ Primarily Residential Areas |

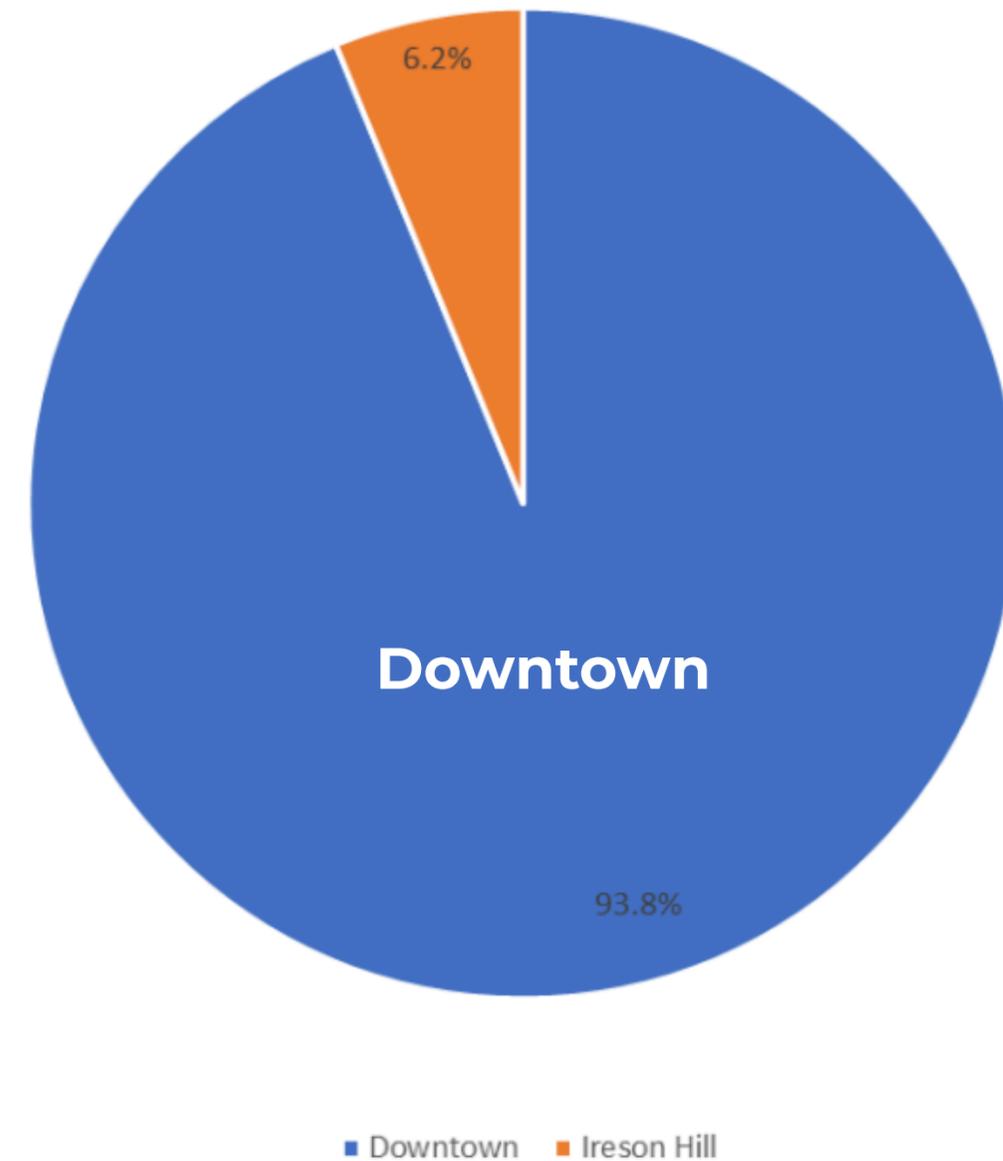


Noise Complaints (2018 - February 2025)

| Road Name | Number of Calls | District | Area |
|--------------|-----------------|---|-------------|
| Main | 58 | Downtown Village I, Downtown Village II | Downtown |
| Cottage | 38 | Downtown Village II | Downtown |
| Mount Desert | 23 | Mount Desert Street Corridor | Downtown |
| Roberts | 17 | Downtown Residential | Downtown |
| Route 3* | 16 | Ireson Hill Corridor | Ireson Hill |
| Rodick | 15 | Downtown Village I | Downtown |
| School | 12 | Downtown Village I, Downtown Village Transitional | Downtown |
| West | 12 | Shoreland General Development I, Village Historic | Downtown |
| Eagle Lake | 12 | Village Residential | Downtown |
| Hancock | 12 | Downtown Village II, Downtown Residential | Downtown |
| Pleasant | 11 | Downtown Residential, Downtown Transitional | Downtown |
| Bloomfield | 11 | Village Residential | Downtown |
| Eden | 11 | Bar Harbor Gateway, Village Historic, Downtown Village II | Downtown |
| Highbrook | 11 | Bar Harbor Gateway, Village Residential | Downtown |

****Most of the calls on Route 3 were near a campground***

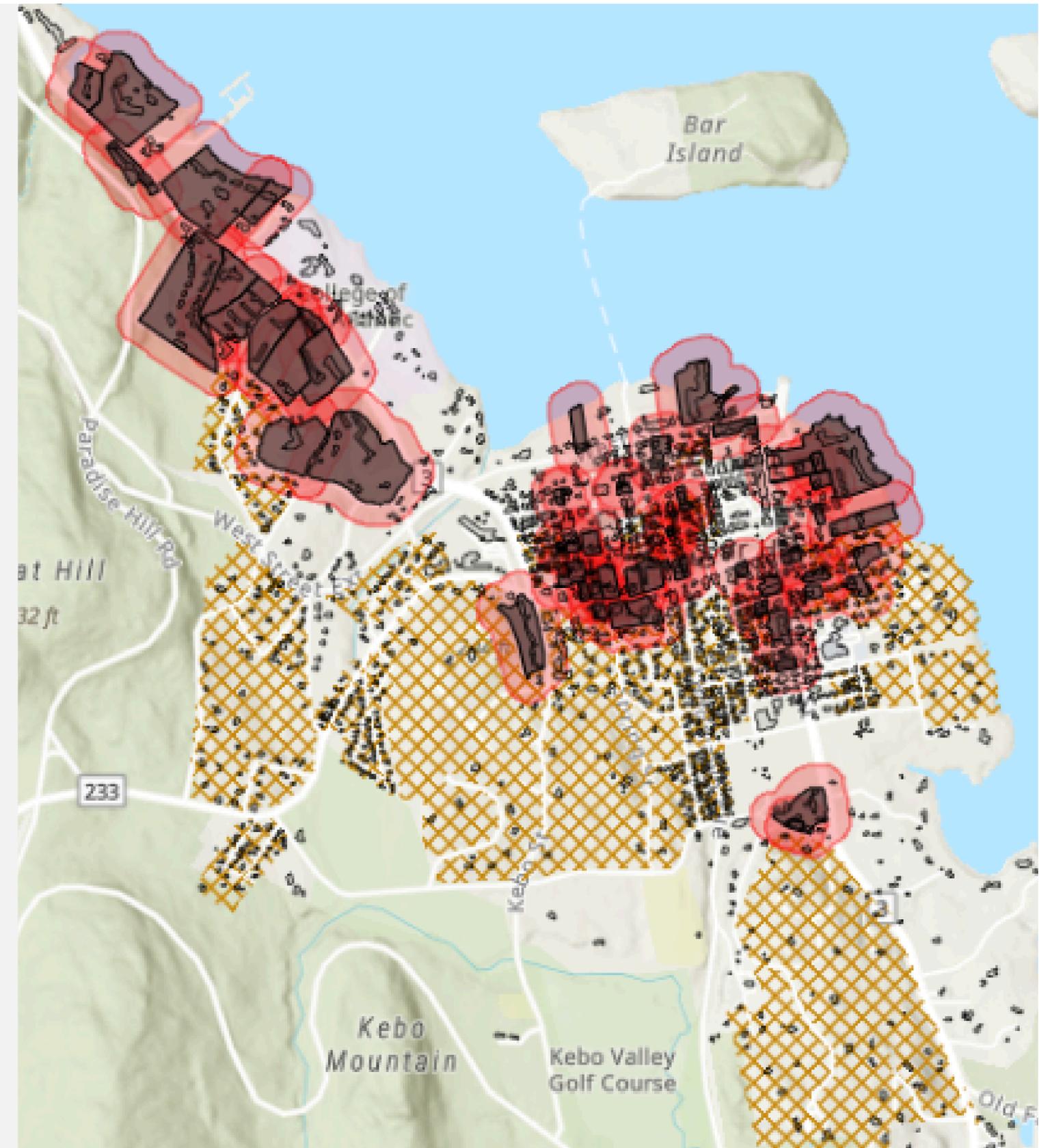
Number of Noise Complaints 2018-February 2025



TAKEAWAYS

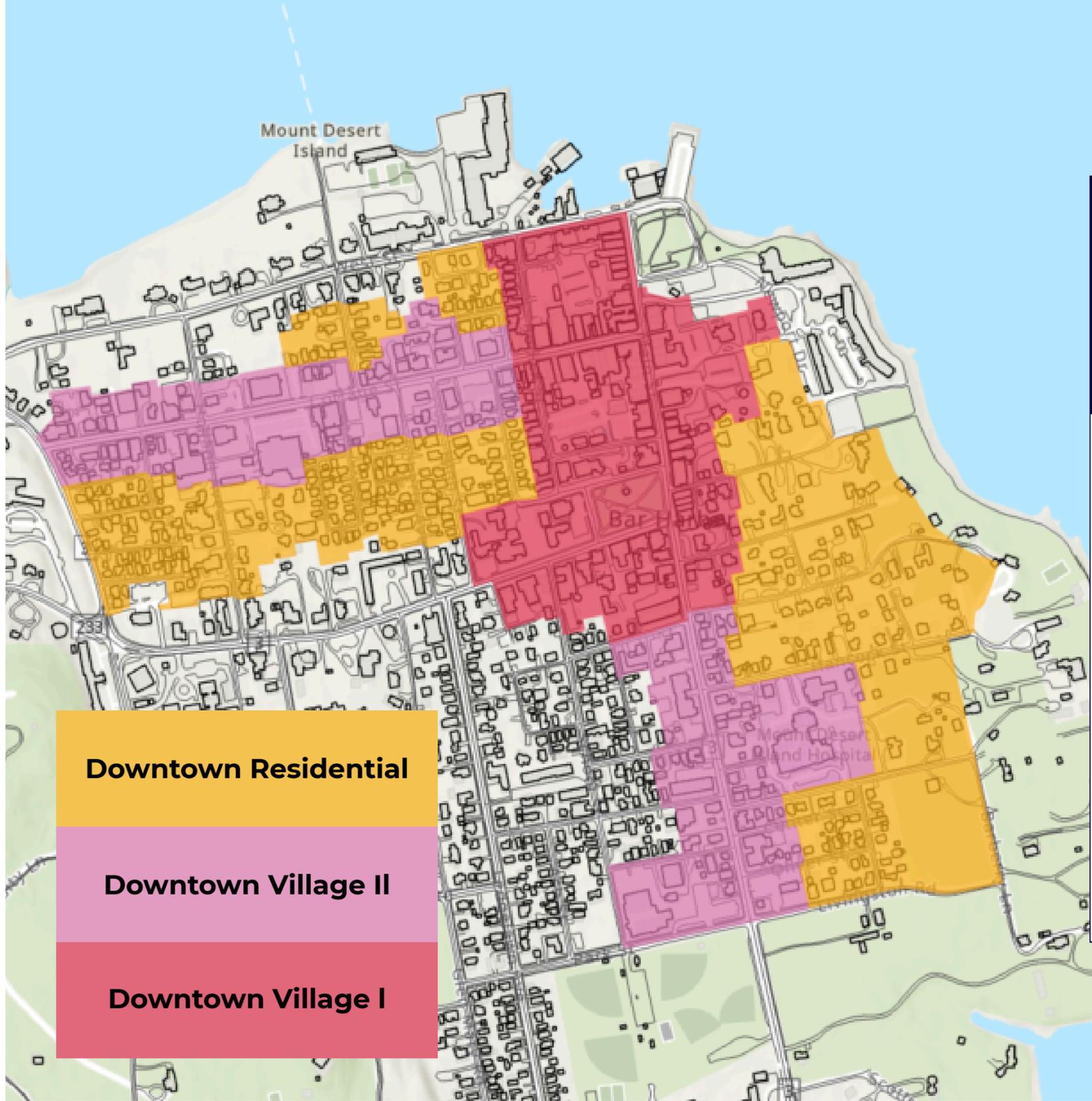
Based On:

- Concentration of lodging uses;
- Proximity to primarily residential areas;
- Areas with the most residential conversions; and
- Areas with the most noise complaints



HIGHEST Land Use Conflicts

Most conflicts between residential, commercial, and lodging uses occur in the zoning districts shown on the left. Shown are only portions of Downtown Residential that have the highest level of land use conflicts.



The map shows a portion of a city with various zoning districts. Three specific areas are highlighted in color to indicate the highest level of land use conflicts: a yellow area (Downtown Residential), a pink area (Downtown Village II), and a red area (Downtown Village I). The map also shows other zoning districts in various colors and a street grid. Labels for 'Mount Desert Island' and 'Mount Desert Island Hospital' are visible on the map.

Downtown Residential

Downtown Village II

Downtown Village I

QUESTIONS?